

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
MARCH 7, 2017**

ATTENDING

PLANNING COMMISSION:

John Merva, Chairman
Mark Slouf, Vice Chairman
William Cook, Secretary
Chris Parker

TOWNSHIP PERSONNEL:

Justin Yaich, Township Manager

Chairman John Merva called the meeting to order at 8:10 PM.

MINUTES – FEBRUARY 7, 2017

Mr. Cook motioned to approve the February 7, 2017 Planning Commission meeting minutes, second by Mr. Parker. All ayes, motion carried 4-0.

SUBDIVISIONS:

2016-05 Donnon – 1501 Glenside Road – 3 Lots – Preliminary/Final

Mark Padula of Inland Design presented the plans on behalf of Mrs. Lisa Donnon. Mr. Slouf questioned the trees to be removed and if new trees would be planted to offset the ones being cut. Mrs. Donnon stated that she planned to save as many of the trees as possible. The Commission also discussed the private road and the need for clarification if the road is to be 12 feet wide through the first two lots or 16 feet. Township Manager will clarify that with Engineer Ted Gacomis. Mr. Slouf also noted that a waiver may be required for the single driveway serving three lots. No additional action was taken.

2016-04 B. Ross Capps Minor Subdivision – 205 N. Wawaset Road – 2 Lots – Final

Barry Walsh from E.B. Walsh presented the plans on behalf of the applicant. Mr. Walsh explained the annexation and the open run horse stall on the property being acquired.

Mr. Slouf motioned to recommend conditional final approval based upon a note affixed to the plan stating that the existing gate along the access road should not be construed as a formal driveway entrance and if in the future this is changed, it shall meet the West Bradford Township driveway ordinance requirements, second by Mr. Merva. All ayes, motion carried 4-0.

2015-06 Mayfair – Boulder Drive – 112 Units – Final

A representative was not present.

SKETCH PLANS:

SK 17-01 Melasecca – 1461 Oakwood Road – 3 Lots

Branden Hydutsky presented the sketch plan on behalf of Angelo Melasecca. The Commission suggested Mr. Hydutsky return next month with a larger sketch plan that is more legible and then the Commission will schedule a site walk.

SK16-05 Corrado – 1200 Old Shadyside Road – 2 Lots

A representative was not present.

SK16-03 Hoglen, LLC – 585 Groundhog College Road – 42 Lots

A representative was not present. Discussion will continue at the April Planning Commission meeting.

BUSINESS:

Brandywine Conservancy – Natural Resource Standards and Landscape Ordinance Study

Discussion on the ordinance revisions will take place at the April meeting.

NOTES:

- The Planning Commission will next meet on April 4 at 8:00 PM.
- The March 21 Planning Commission meeting is cancelled.

There being no other business at 9:05 PM, Mr. Slouf motioned to adjourn the meeting, second by Mr. Cook. All ayes, motion carried 4-0.

Respectfully Submitted,

William Cook
Secretary

WC/kw