

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
DECEMBER 4, 2018**

ATTENDING

PLANNING COMMISSION:

John Merva, Chairman
Chris Parker, Vice Chairman
David McClung, Secretary
William Cook, Member
Bob Lyng, Member
Mark Slouf, Member
Steve Williams, Ex-Officio Member

TOWNSHIP PERSONNEL:

Justin Yaich, Manager
Jim Lucas, Codes Director
Ted Gacomis, Township Engineer
Tom Comitta, Planning Consultant

Vice Chairman Chris Parker called the meeting to order at 7:02 p.m. Mr. McClung arrived at 7:09 p.m. and Mr. Merva at 7:11 p.m.

MINUTES – NOVEMBER 5, 2018

Mr. Lyng motioned to approve the November 5, 2018 Planning Commission meeting minutes, second by Mr. Slouf. All ayes, motion carried 4-0.

BUSINESS:

2019 West Bradford Township Comprehensive Plan

Tom Comitta from TCA Associates presented the guiding principles for the 2019 Comprehensive Plan update. Mr. Comitta gave the members an overview of the plan updating process. The members discussed the order of importance of the 13 guiding principles. They also discussed ways to incorporate a strategic plan for how to accomplish those goals. Mr. Comitta asked the members to review the handouts and bring comments back to the January Planning Commission Meeting.

Ordinance 2019-01 – Doctrine of Merger

Mr. Yaich explained the proposed 2019-01 zoning amendment update regarding the doctrine of merger and non-conforming lots.

Mr. Slouf motioned to recommend approval of Ordinance 2019-01, second by Mr. Lyng. All ayes, motion carried 6-0.

SUBDIVISIONS:

18-01 Zook Builders – Prel/Final 1461 Oakwood Road – 3 Lots

David Rentschler, PE presented the plans on behalf of the applicant, Zook Home Builders. The Commission focused on the list of waiver requests and discussed those requests with the Township Engineer. A discussion took place on the access road and the storm water controls. The Planning Commission suggested the applicant take into consideration their comments and return with a landscape plan to improve the view along Oakwood Road.

The applicant granted a 90-day extension on the review to expire on March 11, 2019.

SKETCH PLANS:

No pending sketch plans at this time.

NOTES:

- The December 18th Planning Commission meeting is cancelled. Next meeting will be the Organizational Meeting on Tuesday, January 8th at 7:00 p.m.
- Township Office will be closed on December 24th and 25th. Refuse/recycling will be collected on Monday, December 24th per usual schedule. Tuesday, Christmas Day customers will have refuse-large item/recycling collection on Wednesday, December 26th.
- Township Office will also be closed on Tuesday, January 1st. Refuse/Recycle will be collected on Wednesday, January 2nd.

There being no other business, at 9:14 p.m. Mr. Slouf motioned to adjourn the meeting, second by Mr. Lyng. All ayes, motion carried 6-0.

Respectfully Submitted,

David McClung
Secretary

DM/kw