

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
FEBRUARY 5, 2019**

ATTENDING

PLANNING COMMISSION:

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

TOWNSHIP PERSONNEL:

Justin Yaich, Township Manager
Tom Comitta, Planning Consultant

Chairman Chris Parker called the meeting to order at 7:12 p.m.

MINUTES – JANUARY 8, 2019

Mr. Parker motioned to approve the January 8, 2019 Planning Commission meeting minutes, second by Mr. Cook. All ayes, motion carried 7-0.

PUBLIC COMMENT:

None at this time.

BUSINESS:

Conditional Use Application #42 – U.S. Home Corp/Lennar – Townes @ Shannon Hill

Mr. Yaich gave a brief description of Conditional Use Application #42 to amend a condition on prior Conditional Use Order #38. The applicant seeks to change condition #8 to allow for stamped concrete to be exchanged for cobblestone along the driveway border or at the garage entrances. The consensus of the Planning Commission was that they preferred to keep the cobblestone as originally planned. Mr. Yaich reiterated to the Planning Commission that there would still be stamped concrete at the entrance of the driveway apron bordering both sides of the sidewalk as approved in Conditional Use Application #38.

Mr. Parker motioned to recommend denying Conditional Use Application #42, second by Mr. Slouf. Motion carried, 6-1, Mr. Klein dissented.

2019 West Bradford Township Comprehensive Plan & TND-2 Updates – Comitta Associates

Mr. Comitta, RLA, discussed the update to the Township Comprehensive Plan. General discussion took place amongst the members and Mr. Comitta regarding the importance of the update and principles outlined in his presentation. Mr. Comitta suggested two approaches to the Comprehensive Plan update. First, it could be revised cover to cover or it could be done as an addendum to the 2009 Comprehensive Plan. The Planning Commission members agreed that the best approach was to do an addendum since much of the information is relevant today, which

Mr. Comitta also supported. The next step will be for the Board of Supervisors to establish the steering committee.

Mr. Comitta also reviewed the TND-2 updates with the Planning Commission. The Planning Commission agreed that they would review the recent updates and plan to make a recommendation at their March 5, 2019 meeting.

Mr. Slouf motioned to recommend that the Board of Supervisors appoint a design review committee and move forward with the implementation of the same, second by Mr. Parker. All ayes, motion carried 7-0.

NOTES:

- The February 19, 2019 Planning Commission meeting is cancelled.
- The next Planning Commission meeting is scheduled for March 5, 2019 at 7:00 p.m.

There being no other business, Mr. Parker motioned to adjourn at 8:29 p.m., second by Mr. Slouf. All ayes, motion carried 7-0.

Respectfully Submitted,

David McClung
Secretary

DM/kw