

**WEST BRADFORD TOWNSHIP  
PLANNING COMMISSION  
FORMAL SESSION  
MARCH 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  
Ted Gacomis, Township Engineer

Chairman Chris Parker called the meeting to order at 7:03 p.m.

**MINUTES – FEBRUARY 5, 2019**

Mr. Comitta suggested a change in the February minutes to reflect that the motion regarding an architectural review board should actually be noted as a design review committee to be consistent with the ordinance.

Mr. Parker motioned to approve the February 5, 2019 Planning Commission meeting minutes, with the changes noted by Mr. Comitta, second by Mr. Cook. All ayes, motion carried 7-0.

**PUBLIC COMMENT:**

Ms. Roberta Ekdahl - 1751 W. Strasburg Road - stated she had comments and concerns related to the Applebrook Kennel. Mr. Parker asked if Ms. Ekdahl could hold her comments until the end of the meeting.

**BUSINESS:**

**TND-2 Amendment**

Mr. Tom Comitta gave an overview of his recent site meeting in the Village of Marshallton with regard to the proposed amendments to the TND-2 Zoning District. Mr. Comitta reviewed a synopsis he presented to the Planning Commission dated March 5, 2019 where he outlined six points of interest for the TND-2 updates. Mr. Comitta informed the members that he would send his recommendation to the members two weeks prior to their May 7, 2019 meeting. Mr. Comitta will return in May to conclude the discussion.

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

The applicants engineer, David Rentschler presented the plan on behalf of the applicant. Mr. Rentschler noted several updates to the plan based on the previous meeting with the Planning Commission. The Commission reviewed the Township Engineer, Ted Gacomis' letter dated

March 1, 2019. Several topics were discussed including two areas of land on the west side of Oakwood Road. The consensus of the Planning Commission was that these areas of land needed

to be assigned to parcels within the proposed subdivision. The Commission also discussed the turning radius for fire trucks and suggested making the entrance wider to avoid trucks going off the paved roadway.

The Township Engineer also referenced the possible need for a hydrant, based on Township Fire Marshall review. The Fire Marshall requested a pressure test be conducted on the nearest fire hydrant to ensure pressure and volume. If adequate, a waiver of the fire hydrant installation would be appropriate. Mr. Parker noted that all three buildings on the property are to be demolished as part of this plan and suggested that it be clearly noted on the plan. Mr. Slouf stated that once the buildings are demolished, the ground should be leveled and returned to a natural state. The consensus of the Planning Commission was that Mr. Rentschler should work out the outstanding items and return to the Planning Commission before a Preliminary Approval will be recommended. Mr. Rentschler presented the Township with a 90-day extension for review.

No further action was taken.

#### **PUBLIC COMMENT – CONTINUED:**

Ms. Roberta Ekdahl - 1751 W. Strasburg Road - presented the Planning Commission with her concerns regarding their recent recommended support of the Applebrook Kennel / Veterinary zoning variance request. Ms. Ekdahl presented the members with supporting documents related to the Township's Comprehensive Plan as well as notifications of the upcoming hearings. Ms. Ekdahl stated that in the 1990's the prior owner had requested to construct 4 building lots on site but was denied due to traffic concerns. Mr. Klein stated that he had procedural concerns since the Planning Commission had already recommended supporting the request in January. In addition, he stated that there was little the Planning Commission could do as this was a matter before the Zoning Hearing Board and that Ms. Ekdahl should attend that hearing and raise her points. Mr. Slouf echoed Mr. Klein's comments.

#### **NOTES:**

- The March 19, 2019 Planning Commission meeting is cancelled.
- The next Planning Commission meeting is scheduled for April 2, 2019 at 7:00 p.m.

There being no other business, Mr. Parker motioned to adjourn at 8:45 p.m., second by Mr. Slouf. All ayes, motion carried 7-0.

Respectfully Submitted,

David McClung  
Secretary

DM/kw