

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
JUNE 4, 2019**

ATTENDING

PLANNING COMMISSION:

Mark Slouf, Vice Chairman
Scott Klein, Member
Robert Lyng, Member
John Merva, Member
William Cook, Member
Steve Williams, Ex-Officio Member

TOWNSHIP PERSONNEL:

Justin Yaich, Manager
Jim Lucas, Codes Director
Ted Gacomis, Engineer
Erin Gross, Planning Consultant

Vice Chairman Mark Slouf called the meeting to order at 7:00 p.m.

PUBLIC COMMENT:

None

MINUTES – MAY 7, 2019

Mr. Slouf motioned to approve the May 7, 2019 Planning Commission meeting minutes, second by Mr. Cook. All ayes, motion carried 5-0.

BUSINESS:

TND-2 Amendment

Ms. Gross gave an overview of the proposed amendments of the TND-2 Zoning District. A general discussion took place on the updates resulting from a site walk with Mark Slouf and William Cook. The Commission discussed building heights in the Village of Marshallton as well as lighting standards. The consensus of the Commission was to move the amendments forward to the Board of Supervisors for further review and approval.

Mr. Slouf motioned to recommend approval to the Board of Supervisors contingent upon the following:

1. The Township consider the building heights in Marshallton and how better to establish maximum building heights.
2. The Township review the proposed lighting standards against the current new developments in Marshallton.
3. The Township consider the creation and appointment of an architectural review board and provide for a professional land planner or engineer to act in that role if a review board is not in place. This language should also be reflected in the ordinance.

Second by Mr. Merva. Motion carried, 5-0.

19-01 Kauffman Gas Land Development – Preliminary / Final

The applicant's engineer, Chris Daley, presented the plan on behalf of the applicant. The Township Engineer, Ted Gacomis, reviewed his letter dated May 31, 2019 with the Commission.

Mr. Williams asked how many tractor trailers per day would visit the site. The applicant stated that there would likely be two trailers per day at the peak time. Mr. Williams also stated that the intersection at Poorhouse and Marshallton Thorndale needed to be fixed now. Mr. Slouf stated that the applicant would only be responsible for their side of the intersection and that the Township could not force the applicant to bear the entire cost of the improvements. The Township Manager informed the Commission that the Township was currently in the process of having a study conducted on the intersection to see what improvements are warranted. Once that study is complete, the Township will have a better understanding of the scope of improvements. If upgrades are warranted, it will be a collective effort of PennDOT, the Township and developers impacting that intersection.

The Township Engineer told the applicant that they must provide additional right-of-way on Poorhouse Rd. and Marshallton Thorndale Rd. The applicant agreed to give the additional right-of-way. The applicant and the Commission discussed the radius. The applicant will improve the radius for trucks.

There was a brief discussion on the residential house located on the property. Mr. Williams stated that he feels the house should be relocated. The applicant stated that he was of the impression it had some historic value based on the conversation at the conditional use hearing.

Applicant's engineer, Chris Daley, stated that two waivers would be requested:

1. Relief of the need to conduct an environmental impact statement.
2. Relief from the scale requirements of the plan.

Mr. Slouf stated that a committee of the Commission would coordinate with the applicant to do a walk of the property. No further action was taken.

NOTES:

- The June 18, 2019 Planning Commission meeting is cancelled.
- The next Planning Commission meeting is scheduled for July 2, 2019 at 7:00 p.m.

There being no other business, Mr. Slouf motioned to adjourn at 8:52 p.m., second by Mr. Cook. All ayes, motion carried 5-0.

Respectfully Submitted,



Justin V. Yaich
Township Manager

*Minutes courtesy of Mr. Yaich
in the absence of Mr. McClung, Secretary*

JVY/kw