

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
APRIL 6, 2021**

ATTENDING

PLANNING COMMISSION:

Mark Slouf, Chairman
Christopher Parker, Vice Chairman
Steve Williams, Secretary
Bob Lyng, Member
Scott Klein, Member
Ed Dunn, Ex-Officio

ABSENT:

William Cook
John Merva

TOWNSHIP PERSONNEL:

Justin Yaich, Township Manager
James Lucas, Codes Director
Ted Gacomis, Engineer
Michael Gill, Solicitor

Chairman Mark Slouf called the meeting to order at 7:03 p.m.

PUBLIC COMMENT

Mr. Slouf opened the floor to public comment. Hearing none, the floor was closed.

MINUTES – JANUARY 5, 2021

Mr. Slouf motioned to approve the January 5th, 2021 Planning Commission meeting minutes, second by Mr. Parker. All ayes, motion carried 5-0.

BUSINESS:

Conditional Use Application based on Ordinance 19-07 Accessory Suite

Accessory Suite – Brian McCarthy presented the application to the members on plans to construct an accessory suite within his basement. A general discussion took place. Mr. Slouf read aloud comments and questions from Mr. Merva, who was not in attendance as well as the responses from the Township Solicitor.

Mr. Slouf made a motion to recommend conditional approval based upon available parking and sewage availability as well as all other County and Township regulations be adhered to, second by Mr. Parker. All ayes, motion carried 5-0.

Ordinance 21-04 Amending Section 450-9 of Township Code.

Michael Gill provided an overview of the amendments to the existing Township Code. Ordinance 21-04 amends one parcel on the zoning map from R-1 to I (parcel #50-1-69). This allows for daycare use, parking regulations as well as special events other than those currently permitted. A general discussion on the proposed changes took place.

The Commission took no action and will continue the discussion at their May 4, 2021 meeting.

SUBDIVISIONS

None.

SKETCH PLANS

SK21-01 – Phillips - 1465 West Strasburg Road – 1 lot

Don Phillips presented a sketch plan for feedback from the members of the Planning Commission. A general discussion took place which included access, stormwater management and tree protection provisions.

BUSINESS CONTINUED:

Mr. Slouf addressed an email from member Mr. Merva regarding the Township fee schedule and the in-person meetings over the virtual meeting option. Mr. Yaich explained the Township's fee schedule and how fees are calculated.

Mr. Slouf requested a poll be taken among the members as to their preference for future meetings. Of the five members and one ex-officio, all indicated that they prefer and agree to meet in person moving forward.

NOTES

- The next Planning Commission meeting is scheduled for Tuesday, May 4th, 2021 at 7:00pm, at the West Bradford Fire House.

There being no other business, Mr. Slouf motioned to adjourn the meeting at 8:50 p.m., second by Mr. Lynn. Motion carried 5-0.

Respectfully Submitted,

Steve Williams
Secretary

SW/ph