

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
June 1, 2021
DRAFT**

ATTENDING

PLANNING COMMISSION:

Mark Slouf, Chairman
Christopher Parker, Vice Chairman
Steve Williams, Secretary
William Cook, Member – arrived 7:30 p.m.
Bob Lyng, Member
John Merva, Member
Ed Dunn, Ex-Officio
ABSENT:
Scott Klein, Member

TOWNSHIP PERSONNEL:

Justin Yaich, Township Manager
James Lucas, Codes Director
Ted Gacomis, Engineer
Kristin Camp, Solicitor

Chairman Slouf called the meeting to order at 7:04 p.m.

PUBLIC COMMENT

Mr. Slouf opened the floor to public comment.

Robert Todd - 1585 Winfield Dr. questioned if May's public meeting was properly advertised as he did not see the agenda. It was confirmed that the meeting was properly noticed and posted on the Township website.

MINUTES – May 4, 2021

Mr. Slouf motioned to approve the May 4, 2021 Planning Commission meeting minutes as presented. Seconded by Mr. Parker. Mr. Merva asked about five questions he had asked via an email submission. Also addressed by Mr. Merva was a typo on Page 1. All ayes, motion carried 4-1. Mr. Merva voted nay. (Mr. Klein & Mr. Cook absent for the vote)

BUSINESS:

Conditional Use Application #46 United Sports Training Center

Mr. Slouf explained the history of the application before turning the floor over to Sigmund Fleck USTC legal counsel. Mr. Fleck introduced his clients who will speak at this evenings meeting. Mr. Van Buren, owner; Mr. Howell, P.E. and Mr. Hatt, Chief Operating Officer. Mr. Van Buren addressed the commission members by presenting a proposed Master Plan outlining their expectations over the next 10 years. At the request of Mr. Slouf, the applicant will address each item of the application to allow the Planning Commission the opportunity to ask questions and consider each item with respect to their recommendation to the Board of Supervisors. Topics of discussion included parking, lighting, additional turf fields and proposed uses of the facility, including non-sports related events as well as the sale and consumption of alcoholic beverages.

After hearing the presentation and allowing the commission to ask questions, Mr. Slouf turned the floor over to public comment with respect to the application.

Brandon Boyes - 1579 Winfield Dr. – questioned if lighting is being extinguished at 10:00 pm and who enforces the 10:00 p.m. lighting curfew. He also inquired how many times the curfew has been enforced.

Robert Todd - 1585 Winfield Dr. – requested noise be addressed by a study and if warranted a barrier be installed to reduce sound transmission from the applicant's property.

Mr. Slouf motioned to approve all items noted during the presentation including adding a statement on noise to the EIA report as outlined in item's #1 thru #8. Items are listed in order. #1) 450-68(A-2) Dustless surface regarding increased parking. Applicant shall explain and tabulate the number of parking spaces per surface (grass, gravel, paved). #2) Replacement field 10A which is a lit turf field. #3) Field lights 6, 8 and 10A, Township Engineer, Ted Gacomis to review isolux. #4) Modification 450-62F Height of light fixture. #5) Club office 7600 square feet (15200 2 floors). #6) Incorporate the current enrichment program (current operation) into Conditional Use. #7) Beer and Wine service at USTC. #8) Events – propose a list of types of proposed events to the Township Supervisors for consideration at their June 8th hearing, second by Mr. Parker. Motion amended by Mr. Slouf to request the applicant pay special care to negative ramifications that could arise from the sale of beer and wine as well as adding the fiscal report contained in the Master Plan narrative to the EIA report. Motion carried, 5-1. Mr. Williams voted nay.

Boulder Drive Access Point to facility needs parameters memorialized as to its official use. (Example - entrance or exit only and times when it may be secured or unsecured for types of events based on expected occupancy).

The consensus of the Planning Commission was to open the access for large scale events to be used as an exit only with traffic control in place to limit traffic entering boulder drive with the exception of those residents who reside in the adjacent neighborhoods.

Design Review Committee

Mr. Cook provided an overview of the Design Review Committee actions on Township applications in Marshallton TND-2 Zoning District.

NOTES

- The next Planning Commission meeting is scheduled for Tuesday, July 6th, 2021 at 7:00pm, at the West Bradford Fire House.

There being no other business, Mr. Slouf motioned to adjourn the meeting at 9:29 p.m., second by Mr. Lynn. Motion carried 6-0.

Respectfully Submitted,
Steve Williams
Secretary
SW/ph