

**TOWNSHIP OF WEST BRADFORD
PLANNING COMMISSION
FORMAL SESSION
NOVEMBER 9, 2015**

ATTENDING:

PLANNING COMMISSION

John Merva, Chairman
William Cook, Vice Chairman (arrived 8:21)
Mark Slouf, Secretary
Karen DeFazio, Member
Scott Klein, Member
Robert Lyng, Member
David McClung, Member
Chris Parker, Ex Officio Member

TOWNSHIP PERSONNEL

Doug Kapp, Interim Twp. Manager
Jim Lucas, Codes Director

Chairman John Merva called the meeting to order at 8:04 p.m.

MINUTES

October 6, 2015 Meeting Minutes – Mr. Slouf motioned to approve the October 6, 2015 Planning Commission meeting minutes. Mr. Lyng seconded the motion. All ayes, motion carried 6-0.

BUSINESS

Natural Resource Standards and Landscape Ordinance Study – John Theilacker, Brandywine Conservancy Project Consultant, provided an overview of efforts to date regarding the natural resource standards and landscape ordinances in the Township Code. Mr. Theilacker reviewed minor revisions to the draft which included various definitions.

The Commission members discussed the buffer width of 100 feet, and there was general discussion regarding the impact of this requirement.

Mr. Lucas suggested a GIS overlay be created that would identify the riparian buffer locations and the properties that would be impacted. General discussion regarding the scale and detail of the overlay took place. Mr. Lucas suggested looking at the Township Voting Precinct Overlay and using it to create detailed maps in lieu of a large township map that may lack fine detail

Mr. Merva asked that an outline of the recent changes to the document be provided by Brandywine Conservancy.

This topic will next be discussed at the January 5, 2016 Planning Commission meeting.

SUBDIVISIONS

Cook Lot Line Change - Final (LD 2015-03)

Mr. Cook explained the progress since last meeting with the Chester County Health Department requirements for sewage planning. Mr. Cook provided the Township with a copy of his correspondence to Mr. Lynch of Chester County Health Department dated November 6, 2015.

General discussion regarding whether the proposed Romansville Road sewer extension would impact the sewage requirements was also discussed.

Mr. Cook also discussed satisfying the notification requirement to adjacent property owners of the proposed lot line change. Copies of the letters dated November 6, 2015 were provided to the Township for the file.

Mayfair - 112 Units - Final (LD 2015-06)

Mr. Lucas provided a brief overview of the progress of the consultant reviews received to date as well as the included trail plan and emergency access compaction results. Mr. Merva assigned the final plan review to Mr. McClung and Mr. Cook.

Caporale - 2 Lots - Preliminary (LD 2015-05)

Mr. Merva requested the Township make contact with the Applicant to advise his presence is needed at the December meeting to explain the application and answer questions. At the December meeting reviewers will be assigned to this application.

SKETCH PLANS:

None.

There being no additional business, the Planning Commission adjourned at 9:21 p.m.

The Planning Commission will next meet on Tuesday, December 1, 2015 at 8:00 p.m.

Respectfully submitted,



Mark Slouf
Secretary

MS/jl