

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
JUNE 6, 2017**

ATTENDING

PLANNING COMMISSION:

John Merva, Chairman (8:25PM)
Mark Slouf, Vice Chairman
William Cook, Secretary
Scott Klein
Robert Lyng
David McClung
Steve Williams

TOWNSHIP PERSONNEL:

Justin Yaich, Township Manager
Jim Lucas, Codes Director

Vice Chairman Mark Slouf called the meeting to order at 8:05 PM.

MINUTES – APRIL 4, 2017

Mr. Slouf motioned to approve the April 4, 2017 Planning Commission meeting minutes, second by Mr. Cook. All ayes, motion carried 6-0.

SUBDIVISIONS:

2015-06 Mayfair – Boulder Drive – 112 Units – Final

A representative of the plan was not present; however, an updated packet of material was supplied to the two commissioners assigned with reviewing the project; Mr. Cook and Mr. McClung. The Commission was informed that the Applicant intends to be present at the July meeting.

SKETCH PLANS:

SK17-01 Melasecca – 1461 Oakwood Road – 3 Lots

Chairman Slouf informed the Commission that the Applicant has withdrawn the sketch plan at this time.

SK16-05 Corrado – 1200 Old Shadyside Road – 2 Lots

A representative of the plan was not present. Mr. Slouf reported that the Commission did a site walk of the property. He also raised concern with the viability of subdivision due to the steep slopes and flood plain areas.

SK16-03 Hoglen, LLC – 585 Groundhog College Road – 31 Lots

A representative of the plan was not present. The Township Manager gave a brief update on where the revisions stand. The Manager anticipates a meeting with the Applicant over the course of the next month. After that time, the Applicant will return with a revised sketch.

BUSINESS:

Amending Agricultural Security Area

The Township Manager gave an overview of the applications received for the 2017 Agricultural Security amendment. He advised the Commission that the Agricultural Security Board has reviewed and recommended approval of the parcels.

Mr. Lyng motioned to recommend approval of the amendments to the Agricultural Security Area for 2017, second by Mr. Slouf. All ayes, motion carried 6-0.

Ordinance 2017-01

The Township Manager gave an overview of Ordinance 2017-01 and the intent of the ordinance, to restore certain area and bulk requirements for the former R-1 Residential Open Space Design; R-1 Conventional Design Options; and R-1 TDR – Transfer of Development Rights. There are approximately 450 properties impacted by the repeal of certain overlay districts.

Mr. Slouf motioned to recommend approval of the ordinance as proposed, second by Mr. McClung. All ayes, motion carried 6-0.

Review of the TND-2

Mr. Slouf explained some concerns with the current TND-2 District and suggested that the Commission visit the newly constructed Marshallton Walk to see how the TND-2 regulations translate into a constructed project. Mr. Slouf also suggested the Township engage with a professional planner to view some of the concerns mentioned.

Mr. Slouf motioned to recommend to the Board of Supervisors the engagement of a professional land planner to view the provisions of the TND-2 District to see if there are adjustments that can be made to better suit the Township, second by Mr. Lyng. All ayes, motion carried 6-0.

July Planning Commission Meeting

Mr. Slouf motioned to conduct the July meeting on the second advertised date of July 18, 2017 at 8:00PM, second by Mr. Merva. All ayes, motion carried 6-0.

NOTES:

- The Planning Commission will next meet on July 18 at 8:00 PM.
- The June 20th Planning Commission meeting is cancelled.

There being no other business at 8:55 PM, Mr. Merva motioned to adjourn the meeting, second by Mr. McClung. All ayes, motion carried 6-0.

Respectfully Submitted,

William Cook
Secretary

WC/kw