

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
AUGUST 1, 2017**

ATTENDING

PLANNING COMMISSION:

John Merva, Chairman
Mark Slouf, Vice Chairman
William Cook, Secretary (8:10pm)
Scott Klein
Robert Lyng
Chris Parker
Steve Williams, Ex-Officio Member

TOWNSHIP PERSONNEL:

Jim Lucas, Codes Director

Chairman John Merva called the meeting to order at 8:00 PM.

MINUTES – JUNE 6, 2017

Mr. Slouf motioned to approve the June 6, 2017 Planning Commission meeting minutes, second by Mr. Klein. All ayes, motion carried 5-0.

BUSINESS:

FEMA Floodplain Ordinance

Solicitor Kim Venzie presented the proposed FEMA Floodplain Ordinance. Mr. Slouf questioned if a property along 322 was going to encounter a map change due to the property owner filling in some of the floodplain. Mr. Slouf would like the Township Engineer to review this property.

Mr. Klein motioned to recommend approval of the revised FEMA Floodplain Ordinance as presented, second by Mr. Cook. All ayes, motion carried 6-0.

SUBDIVISIONS:

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

Vic Abdula gave an update to the Planning Commission on the PUC approval process. Mr. Abdula asked if the Commission would consider a conditional approval. The consensus of the Planning Commission was that no conditional approvals would be granted and all items must be satisfied.

SKETCH PLANS:

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

A representative of the plan was not present.

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

A representative of the plan was not present.

2017-02 Bedwell – 1550 Telegraph Road – 2 Lots

Matthew Bedwell presented a sketch plan for a two-lot subdivision on Telegraph Road. The Planning Commission gave some general feedback to the sketch plan. There was no additional action taken.

BUSINESS (continued):

Review of the TND-2

The Planning Commission discussed the TND-2 zoning district and some potential revisions that should be considered. Mr. Slouf stated that Marshallton Walk should be reviewed for area and bulk requirements, street lighting and alleys. He also stated that the demolition standards should be more stringent. Mr. Slouf stated that he feels the Township should engage a professional land planner and not be relying on an administrative assistant at the Township to review the plans. The Commission has been asked to generate a list of concerns that can be reviewed by the Township. Mr. Slouf presented a list of items he and Mr. Lyng wanted addressed. Mr. Merva suggested the Planning Commission walk the Marshallton Walk project on August 15, 2017 at 7:00 PM. After that time, the Commission would consider what recommendation to make. There was no additional action taken.

NOTES:

- The August 15th Planning Commission meeting is cancelled.
- The next meeting of the Planning Commission is September 5, 2017.

There being no other business at 9:35 PM, Mr. Slouf motioned to adjourn the meeting, second by Mr. Lyng. All ayes, motion carried 6-0.

Respectfully Submitted,

William Cook
Secretary

WC/kw