

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
SEPTEMBER 3, 2019**

ATTENDING

PLANNING COMMISSION:

Chris Parker, Chairman
Mark Slouf, Vice Chairman
William Cook, Member
Scott Klein, Member
Robert Lyng, Member
John Merva, Member
Steve Williams, Ex-Officio Member

TOWNSHIP PERSONNEL:

Justin Yaich, Township Manager
Ted Gacomis, Township Engineer

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

PUBLIC COMMENT:

None

MINUTES – AUGUST 6, 2019:

Mr. Parker motioned to approve the August 6, 2019 Planning Commission meeting minutes, second by Mr. Lyng. All ayes, motion carried 6-0.

BUSINESS:

TND-2 Amendment

Mr. Cook gave the Commission another update on the TND-2 amendments that he and Mr. Slouf had been working on with planning consultant, Tom Comitta. Mr. Slouf stated that the amendments would be presented to the Board of Supervisors in September and a hearing date for adoption would be following. Based on discussions with Mr. Comitta, several other revisions are being proposed. Mr. Slouf explained how the design ratios and setbacks change under the proposed revisions.

Mr. Parker asked if the new design ratio would result in increased setbacks or reduced? Mr. Slouf stated that some would increase and some would decrease.

There was a discussion on the need to appoint an architectural review board and how that board's review might coincide with the Planning Commission review and building permit review. Mr. Slouf also proposed amending the document to add a 50' buffer between two properties that were in different zoning districts. For example, if a TND-2 parcel was to be developed adjacent to an R-1 parcel, the TND-2 parcel would be required to create a 50' buffer.

After discussion, it was decided that the full scope of the latest amendments should be reviewed and recommended by the Planning Commission and that the Board of Supervisors should hold off on their review until the Commission sends them an updated draft.

SUBDIVISIONS:

19-01 Kauffman Gas Land Development – Preliminary / Final

The applicant, Chris Kauffman, was present on behalf of his submission. Mr. Kauffman stated that was going to stay with his current submission and that under the advice of his attorney, he would seek a recommended approval or denial and then take his plans before the Board of Supervisors. The applicant stated that he was willing to work with the Township but that the project had to make financial sense.

There was a general discussion related to previously discussed matters such as; removal of the residential dwelling, moving the propane tanks closer to Marshallton Thorndale Road, and improvements to the intersection of Marshallton Thorndale and Poorhouse Road. It was also noted that the applicant must make a formal submission to the Township with his most current revised plan so that the engineer can review and comment.

It was decided by the applicant and the Commission that the best course of action would be to arrange a meeting with the Township staff, consultants, as well as the applicant and his consultants to work through the difference and see if a compromise could be reached. At that point, the applicant would return to the Planning Commission with those comments.

No action was taken on this plan by the Planning Commission.

NOTES:

- The September 17, 2019 Planning Commission meeting is cancelled.
- The next Planning Commission meeting is scheduled for October 1, 2019 at 7:00 p.m.

There being no other business, Mr. Parker motioned to adjourn at 8:17 p.m., second by Mr. Slouf. All ayes, motion carried 6-0.

Respectfully Submitted,



Justin V. Yaich
Township Manager

*Minutes courtesy of Mr. Yaich
in the absence of Mr. McClung, Secretary*

JVY/kw