

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

ATTENDING

PLANNING COMMISSION:

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

TOWNSHIP PERSONNEL:

Justin Yaich, Township Manager
Jim Lucas, Codes Director

Chairman Chris Parker called the meeting to order at 7:02 p.m.

PUBLIC COMMENT:

No public comment.

MINUTES – NOVEMBER 4, 2019:

Mr. Parker motioned to approve the November 4, 2019 Planning Commission meeting minutes, second by Mr. Slouf. All ayes, motion carried 5-0. Mr. Lyng was not at the 11-4-19 meeting.

SKETCH PLANS:

SK19-02 United Sports Training Center – 1426 Marshallton-Thorndale Road

The Planning Commission discussed some of their follow up thoughts on the USTC master plan and the submission process. The Township Manager stated that the next step would be for USTC to submit a formal plan which would be reviewed by the Township Engineer, Solicitor and staff.

BUSINESS:

Ordinance 19-07 Review

The consensus of the Planning Commission was that they are in agreement with the intent; however, they feel some of the language in the document should be changed. Mr. Slouf suggested further review and consideration of this ordinance, initially presented and tabled at the November meeting.

Mr. Lucas provided his perspective and had some suggestions. Adding a reasonable size of the accessory suite (i.e. 25% of home, 1,000 sq. ft.) was also suggested. It was felt that it would be a time restriction and financial hardship for some residents to get conditional use approval in addition to building permits and other existing requirements. Mr. Klein made the observation that adding a conditional use approval does not address the problem with accessory suites becoming rentals and that the existing Township Ordinances already prohibit the rental of existing accessory suites.

Mr. Slouf motioned to recommend not approving Ordinance 19-07 as drafted with the recommendations that the Ordinance be redrafted to allow accessory suites by right and not as conditional use, but keeping in place the conditions that are represented in the current draft ordinance listed in Section 4 H. (2) (a) through (l), second by Mr. Parker. All ayes, motion carried 6-0.

SUBDIVISIONS:

None.

NOTES:

- The December 17th Planning Commission meeting is cancelled. The next meeting is the Organization/Business meeting scheduled for Tuesday, January 7th at 7:00 p.m.
- The Marshallton Tree Lighting will be held on Saturday, December 7th at Martin's Tavern from 4 p.m. to 6 p.m. Other holiday festivities will be held throughout the day in Marshallton, beginning at 9 a.m.
- Breakfast with Santa will be held on Saturday, December 14th at the West Bradford Fire Company Main Station in Marshallton, 8 a.m. to 11 a.m.
- The annual Christmas Sing at Bradford Friends Meeting House in Marshallton will be held on Sunday, December 15th at 11 a.m.
- Santa will visit the Township riding on a fire truck Saturday, December 21st, weather permitting.
- The Township office will be closed on Tuesday, December 24th and Wednesday, December 25th for the Christmas holiday. Refuse and recyclable collection will be provided as per normal schedule.
- The Township Office will also be closed on New Year's Day - January 1, 2020.

There being no other business, Mr. Parker motioned to adjourn at 8:26 p.m., second by Mr. Cook. All ayes, motion carried 6-0.

Respectfully Submitted,



Justin Yaich
Township Manager

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

JY/kw