

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
AUGUST 18, 2020**

ATTENDING

PLANNING COMMISSION:

Chris Parker, Chairman*
John Merva, Vice Chairman
Steve Williams, Secretary
William Cook, Member
Bob Lyng, Member
Ed Dunn, Ex-Officio

TOWNSHIP PERSONNEL:

Justin Yaich, Township Manager*
James Lucas, Codes Director
Ted Gacomis, Engineer
Michael Gill, Solicitor

*Indicates individuals who attended at the Township Administration building.

Chairman Chris Parker called the meeting to order at 7:05 p.m. The meeting was conducted via Zoom and individuals attended remotely except for those noted above.

PUBLIC COMMENT

No public comment.

MINUTES – JUNE 1, 2020:

Mr. Parker motioned to approve the June 1, 2020 Planning Commission meeting minutes, second by Mr. Williams. All ayes, motion carried 5-0. Mr. Merva noted that he had previously raised comment on the sustainability addition to the Comprehensive Plan.

BUSINESS:

Draft FCC Wireless Update

Solicitor Mike Gill gave an overview on the FCC Wireless update suite of ordinances and resolution prepared by his firm. Solicitor Gill stated that the FCC updates are to keep the Township compliant with Federal and State law in preparation for 5G technology.

Mr. Parker asked each of the Planning Commission members for comment or question. There was a general discussion among members which included tower locations in right of ways, colocations, consideration for village appropriate styles and electrical component considerations.

Mr. Parker motioned to recommend the approval of the FCC Wireless Update as presented and discussed, second by Mr. Lyng. All ayes, motion carried 5-0.

Conditional Use Application #43 – NVR Inc. d/b/a/ Ryan Homes – Stargazers Village @ Romansville.

Solicitor Gill explained the process for which the Applicant was seeking to modify their original conditional use order. Solicitor Gill stated that this is neither a variance or a waiver, but rather a modification as provided for in the zoning ordinance and original conditional use order.

Attorney Frone Crawford, Matt Arnoldy and Bo Fischer presented the application for consideration. The Applicant stated that their position was that the change to a front load garage would create a better community overall.

Mr. Parker asked each of the Planning Commission members for questions and comments. A general discussion took place which covered the original architectural design guidelines, impervious coverages, parking space, safety, size of housing units and placement on lots. The Commission also gave consideration to current homeowners who purchased housing units under an assumption that neighboring houses would have side-load garages.

Mr. Parker motioned to recommend denying the conditional use application amendment as presented, second by Mr. Lyng. All ayes, motion carried 5-0.

SUBDIVISIONS

None.

SKETCH PLANS

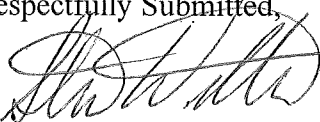
None.

NOTES

- The next Planning Commission meeting is scheduled for September 1, 2020 at 7:00 p.m.

There being no other business, Mr. Parker motioned to adjourn the meeting at 8:33 p.m., second by Mr. Cook. Motion carried 5-0.

Respectfully Submitted,



Steve Williams
Secretary

SW/kw