

**WEST BRADFORD TOWNSHIP  
PLANNING COMMISSION  
FORMAL SESSION  
May 4, 2021  
DRAFT**

**ATTENDING**

**PLANNING COMMISSION:**

Mark Slouf, Chairman  
Christopher Parker, Vice Chairman  
Steve Williams, Secretary  
Bob Lyng, Member  
Scott Klein, Member  
Ed Dunn, Ex-Officio

**ABSENT:**

William Cook  
John Merva

**TOWNSHIP PERSONNEL:**

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

Chairman Mark Slouf called the meeting to order at 7:03 p.m.

**PUBLIC COMMENT**

Mr. Slouf opened the floor to public comment. Hearing none, the floor was closed.

**MINUTES – April 6, 2021**

Mr. Slouf motioned to approve the April 6<sup>th</sup>, 2021 Planning Commission meeting minutes. All ayes, motion carried 6-0.

**BUSINESS:**

Ordinance 21-04 Amending Section 450-9 of Township Code.

Mr. Slouf provided an overview of the proposed changes. Mr. Gill addressed the legal process of the duties of the commission hearing the proposed amendments and the future process of Conditional Use approval for the project as well as the Land Development process the Planning Commission and Township Board of Supervisors will take action on. A general discussion on the proposed changes took place.

On Behalf of the applicant, Mr. Howell, PE explained the master plan for the property including the acquired residential lot South West of the Industrial zoned USTC property.

Mr. Fleck provided insight on the added use to the property of daycare use.

The Commission would recommend approval with a change to section #3 {(2) parking should be required based on the design load of the center, Mr. Gill will provide a revision to this section.

Mr. Van Buren provided the Commission with his desire to hold events at the USTC others than those previously permitted by the original Conditional Use.

Mr. Slouf motioned to recommend the following conditions were stated for the three respective items:

**Zoning R-1 to I**

- 1) That the tree and hedgerow between the adjoining farm be preserved.
- 2) That the final placement of the lights for the new Turf field be reviewed by the Township.

**Day Care Use-**

1) SECTION 3. (2)- Mike Gill to rework the second sentence so that the objective criteria for off-street pickup and drop-off be based a proportional basis according to the size of the operation.

**Special Events-**

- 1) Strike the first phrase under SECTION 5 (6) (iii) “Prior to conducting a special event, “

The minutes shall reflect that Mr. Klein recused himself from the vote due to a conflict of interest. Ayes Slouf, Parker, Lyng, No-Williams

**SUBDIVISIONS**

None.

**SKETCH PLANS**

**SK21-01 – Phillips - 1465 West Strasburg Road – 1 lot**

Mr. Phillips provided an overview of a revised sketch plan based on feedback received from the Planning Commission. General discussion of the sketch took place by the members of the commission. The use of the existing structure was discussed, Mr. Fill, Solicitor of the township explained the legal process of the zoning officer to determine the permitted uses for the existing structure and that the Planning Commission should not be considering the use in determining the Subdivision of land.

**BUSINESS CONTINUED:**

Misc.- It was also noted that all of Mr. Merva’s comments had been discussed.

**NOTES**

- The next Planning Commission meeting is scheduled for Tuesday, June 1<sup>th</sup>, 2021 at 7:00pm, at the West Bradford Fire House.

There being no other business, Mr. Slouf motioned to adjourn the meeting at 9:13 p.m., second by Mr. Lynn. Motion carried 6-0.

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Respectfully Submitted,

Steve Williams  
Secretary

SW/ph