

**TOWNSHIP OF WEST BRADFORD
PLANNING COMMISSION
FORMAL SESSION
MAY 5, 2015**

ATTENDING:

PLANNING COMMISSION

John Merva, Chairman
William Cook, Vice Chairman
Mark Slouf, Secretary (arrived 8:08 p.m.)
Robert Lyng, Member
Scott Klein, Member
Chris Parker, Ex Officio Member

TOWNSHIP PERSONNEL

Tommy Ryan, Township Manager
Jim Lucas, Codes Director

Chairman John Merva called the meeting to order at 8:06 p.m.

MINUTES

April 7, 2015 Meeting Minutes – Mr. Merva motioned to approve the April 7, 2015 Planning Commission meeting minutes as presented, second by Mr. McClung. All ayes, motion carried 5-0.

SUBDIVISIONS

There were no subdivisions discussed at this evening's meeting.

BUSINESS

Natural Resource Protection & Landscape Ordinance Project – Mark Gallagher, Chester County Planning Commission liaison to the Natural Resource Protection & Landscape Ordinance Project, provided an overview of the grant awarded to West Bradford Township that funds, in part, this project. Mr. Gallagher spoke to grant procedures and the project schedule.

John Theilacker, Brandywine Conservancy project consultant, noted the genesis of this work is found in the Brandywine Creek Greenway Strategic Action Plan, and in specific that portion of the Strategic Action Plan that assesses the natural resource protection standards in the ordinances of member municipalities.

Mr. Theilacker discussed current ordinance regarding steep slopes, woodlands, wetlands and floodplains. Mr. Theilacker likewise discussed current riparian buffer requirements and recent changes to state law that decreased riparian buffer protections under state law.

Beth Burnam, Brandywine Conservancy project consultant, spoke to landscape requirements, including woodland protection and replacement standards.

There was considerable discussion on how to best assess these ordinances, and various strategies to strengthen same. Mr. Theilacker presented several options for Member consideration. Member consensus was to direct the Brandywine Conservancy to investigate all options presented.

There was discussion regarding the difference between a requirement that is included in the Zoning Ordinance and a requirement that is included in the Subdivision and Land Development Ordinance.

Mr. Ryan noted MS4/TMDL mandates under Federal and State Law, and stated the ordinance upgrades might aid the Township's efforts to comply with these mandates.

There being no additional business, the Planning Commission adjourned at 9:23 p.m. The Commission will next meet on Tuesday, June 2 at 8:00 p.m.

Respectfully submitted,

Mark Slouf
Secretary

MS/kw