

**TOWNSHIP OF WEST BRADFORD
PLANNING COMMISSION
FORMAL SESSION
DECEMBER 1, 2015**

ATTENDING:

PLANNING COMMISSION

William Cook, Vice Chairman
Mark Slouf, Secretary
Karen DeFazio, Member
Robert Lyng, Member
David McClung, Member (arrived 8:30pm)
Chris Parker, Ex Officio Member

TOWNSHIP PERSONNEL

Doug Kapp, Interim Twp. Manager
Jim Lucas, Codes Director

Vice Chairman William Cook called the meeting to order at 8:09 p.m.

MINUTES

November 9, 2015 Meeting Minutes – Mr. Lyng motioned to approve the November 9, 2015 Planning Commission meeting minutes. Mr. Slouf seconded the motion. All ayes, motion carried 4-0.

BUSINESS

Mr. Cook announced the Planning Commission would be altering the agenda to allow the applicants to be heard first for the Caporale preliminary 2 lot subdivision.

SUBDIVISIONS

2015-05 Caporale - 2 Lots - Preliminary

Mr. Caporale presented his intentions regarding his preliminary application for a two lot subdivision. The Commission at the November meeting requested his presence at the December meeting to address questions. Mr. Lyng reviewed the Township Engineer review letter recommendations. General discussion amongst the members took place with the Applicant regarding the review letter. The Applicant requested consideration of waivers for some of the requirements identified in the Township Engineer's review letter. The Applicant was instructed to communicate with Township staff as well as the Township Engineer to discuss options regarding waivers. Mr. Slouf asked the Applicant if he would consider execution of a trail easement along the Broad Run Creek for a future trail. The 90 day review period expires January 11, 2016. Mr. Cook requested the Applicant contact Township staff regarding an extension of the review period.

BUSINESS (continued)

Brandywine Conservancy – Multi-family Architectural Design Manual

Mr. Snook and Ms. Fleming from the Brandywine Conservancy presented the latest revisions to the draft design manual. Discussion amongst the Commission members regarding the red-line changes took place. Mr. Cook inquired about verbiage being added to the document that would require an applicant to provide detailed elevations and or renderings during the review period

that would illustrate how the applicant proposes to meet the provisions of the design manual. Ms. DeFazio commented on the intent of the design manual and wants the Commission to keep in mind that townhomes should be affordable and does not want the manual to create a condition where it drives up the costs to a point where they no longer are affordable.

Mr. Snook requested the Commission members provide additional feedback and asked if the members would send photographs of townhome communities in the area that represent good examples. Mr. Cook asked the Commission members to send all correspondence to him directly so he can produce a document and send it to the Conservancy.

SUBDIVISIONS (continued)

2015-03 Cook Lot Line Change - Final

Mr. Cook presented a status update on the project and advised he is awaiting a response from the Chester County Health Department regarding their review. The 90 day review period expires December 12, 2015. Mr. Cook submitted a completed extension form to Mr. Lucas at the meeting.

2015-06 Mayfair - 112 Units - Final

Mr. Cook presented a status update on the review of the project and identified the sewage reviews were still outstanding and an extension may be required since the 90 day review period expires on January 11, 2016.

SKETCH PLANS

None.

NOTICES

The December 15 Planning Commission meeting is cancelled. The Planning Commission will next meet on Tuesday, January 5 at 8:00 p.m. for their Formal Work Session and Yearly Organizational Meeting.

There being no additional business, Mr. Cook asked for a motion to adjourn. Motion by Mr. McClung, second by Mr. Cook. All Ayes 5-0 and the Planning Commission adjourned at 9:37pm.

Respectfully submitted,



Mark Slouf
Secretary

MS/jl