

**EAST BRANDYWINE TOWNSHIP PLANNING COMMISSION
REGULAR SESSION
Wednesday, March 6, 2019**

Those in Attendance:

Jim Buczala, Vice-Chairman
Michael Corbin, Member
Nancy Frame, Member
Charles Giordano, Member
Jim Grisillo, Associate Member
Scott T. Piersol, Township Manager
Luke Reven, Assistant Township Manager
Mary Kemble Slade, Secretary/Treasurer

Absent:

Bruce Rawlings, Chairman
Michael Wagoner, Member
Jonathan Wright, Member
Thomas Oeste, Planning Commission Solicitor

The start of the meeting was delayed to due lack of a quorum. Mr. Giordano arrived at 8:08 P.M. to achieve a quorum. Prior to his arrival, Assistant Manager Reven began a discussion regarding the possibility of the Township providing electronic tablets for use at the meetings in an effort to reduce the amount of paper used. He offered a few options in terms of accessing the meeting packet through the Township's website. After some discussion, the consensus of the Commission members was to support the use of electronic tablets with access to materials being password protected, and paper copies provided upon request.

Bondsville Mill Grant Letter of Support Request

Vice-Chairman Buczala provided a summary of the progress on the Bondsville Mill Park (BMP) project and details of the Horticultural Gardens Project for which the BMP Committee has submitted a grant application to the County to provide funding. The Chester County Municipal Grant would provide funding to pay 50% of the first two of four phases of the proposed project at BMP. Mr. Buczala explained that the first two phases center on improvements to the horticultural garden project, to be led by Mr. David Culp, an internationally renowned horticulturalist and Township resident. He advised that the County grant application was submitted on February 28, 2019. A second grant application to the State for the substantial balance of the "match" for the County grant is due on April 10, 2019. Vice-Chairman Buczala noted that the Township Board of Supervisors passed a resolution at their meeting on February 21, 2019 to provide a 10% match, totaling \$47,500.00 (the minimum match requirement from the Township for the County grant). The remaining monies (40% of the overall project), will hopefully be provided by the State Grant. Vice-Chairman Buczala asked the Planning Commission for their support of the application for both the County and State Grants. Member Corbin noted this project is a unique proposal and that the potential for utilizing and amending the existing soils on the site could save a significant amount of money. Mr. Buczala agreed and said that is already being considered depending on the quality of the soil under the pad. Member Frame asked if there were any environmental concerns with the soils. Vice-Chairman Buczala indicated that an environmental study had been conducted when the Township purchased the property and that none have been identified, but the soil under

the concrete pad had not been evaluated as part of that study. Member Corbin made a motion to endorse the project as presented. Member Frame seconded the motion, with all members voting Aye. Motion passed 4-0.

Planning Commission Minutes of February 6, 2019

Vice-Chairman Buczala offered the February 6, 2019 minutes for consideration. Member Frame made a motion to approve the minutes as presented. Member Corbin seconded the motion, with all members voting Aye. Motion passed 4-0.

Ordinance Task Force Update

Manager Piersol provided an update on a variety of items covered at the February 25 Ordinance Task Force meeting, noting that the second AQRC ordinance amendment was adopted at the Board of Supervisors February 7 Work Session meeting.

David Sweet, Township Planning Consultant, and John Theilacker of the Brandywine Conservancy, have been working on the Model Logging ordinance. Mr. Theilacker indicated he expects a final draft to be completed by the March 20 Ordinance Task Force meeting.

Regarding the Scenic Roads & Resources ordinance, Manager Piersol advised that Mr. Sweet is working on language to respond to some of Solicitor Camp's concerns. He and John Gaadt will provide revisions to the previous draft for the March 20 meeting, and consult with Solicitor Camp. It was noted the importance of having the language that clearly defines the boundaries of scenic resources for this ordinance. Manager Piersol suggested scheduling a special meeting for the owners whose properties would be subject to the regulations, to explain how the regulations might impact their properties in the future and to answer their questions. He advised that this topic will be discussed at tomorrow's Board of Supervisor's meeting, in order to determine the Board's interest in proceeding.

Mr. Sweet is also working on the Fireworks zoning ordinance amendment, which would provide a location in an identified (Commercial Service/Limited Industrial) zoning district for a permanent structure for the sale of these items. Temporary structures would not be permitted. Mr. Buczala added that the benefit of providing a location, is that it would control where the sales can occur.

Manager Piersol advised that attorney Kim Venzie of Buckley, Brion, McGuire & Morris LLP, has been reviewing the Township's current Wireless Communications ordinance language. With the assistance of Cohen Law Group, nationally recognized in cable, telecommunications and broadband matters, she expects to have a draft amendment prepared for discussion at the March 20 meeting.

Old Business

Vice-Chairman Buczala noted that the Historical Commission met with Sebastian Ferrer of NVR Homes, and discussed potential mitigation for the impact of the development on the Weaver Farm. In summary, Vice-Chairman Buczala indicated Mr. Ferrer is willing to be flexible with the design, including moving two of the townhouses immediately adjacent to the springhouse to open that area

up, and will attempt to incorporate the springhouse as a destination/sitting area in the community. The concept of a trail leading to the springhouse as well as plaques to provide historic information on the springhouse and farm were also discussed. Vice-Chairman Buczala indicated that there is a possibility the Historical Commission may not require a formal HRIS be prepared if conversations continue on this route and agreeable mitigation terms can be reached.

Adjournment

There being no further business, Vice-Chairman Buczala motioned to adjourn the meeting at 9:10 P.M. Member Giordano seconded the motion, with all members voting Aye. Motion passed 4-0.

Respectfully submitted,



Mary Kemble Slade
Secretary/Treasurer