

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
June 6, 2023**

ATTENDING

PLANNING COMMISSION:

Scott Klein, Chair
Mark Slouf, Vice Chair
Edward Dunn, Secretary
William Cook, Member
David Daniels, Member
Steve Williams, Member

TOWNSHIP PERSONNEL:

Joseph Antonelli, Planning Director
Matthew Bush, P.E., Township Engineer

Chairman, Mr. Scott Klein called the meeting to order at 7:04 p.m.

Mr. Klein announced that both Mr. Robert Lyng and Mr. Christopher Parker have resigned from the West Bradford Township Planning Commission. The Planning Commission expressed its warm gratitude to both Mr. Parker and Mr. Lyng, for their exemplary service on the Planning Commission. An emphasis was placed on Mr. Lyng's 40 years of service on the Planning Commission.

PUBLIC COMMENT

Mr. Klein opened the floor to public comment.

No comment was made.

MINUTES – FEBRUARY 21, 2023

Mr. Dunn motioned to approve the February 21, 2023 Planning Commission meeting minutes as drafted, the motion seconded by Mr. Daniels. All ayes, motion carried 6-0.

BUSINESS:

A. Ordinance 23-03 – Agricultural Day Camp

Discussions were held on whether the Planning Commission should recommend the proposed zoning amendment to add provisions for Agricultural Day Camps to be adopted by the Board of Supervisors.

Members of the Commission discussed whether the provisions set forth in the proposed zoning amendment would cover all the necessary requirements for each individual camp. There was

discussion on whether 40-campers in one day was too restrictive. Planning Commission Members commented that those numbers could vary from camp to camp. Mr. Slouf thought that the use of an Agricultural Day Camp as an accessory to an agricultural use should be permitted as a Conditional Use, as the Chester County Planning Commission also recommended.

Mr. Klein motioned to recommend approval of the proposed ordinance on Agricultural Day Camps as an accessory to an agricultural, conditioned upon it being permitted through a Conditional Use Application, seconded by Mark Slouf. All ayes, motion carried 6-0.

B. Ordinance 23-05 – Maximum Allowable Lot Coverage for Educational Uses

Discussions were held on whether the Planning Commission would recommend to the Board of Supervisors the adoption of Ordinance 23-05 to increase the maximum allowable lot coverage for educational uses.

Matt Bush, P.E. was present to answer many of the questions that the Planning Commission posed about the difference of “lot coverage, impervious, and building coverage.” David Daniels and Mark Slouf provided Joseph Antonelli with documents concerning their recommendations for grammatical errors and numbering issues.

Mr. Klein motioned to approve the proposed zoning amendment to increase the maximum allowable lot coverage for educational uses conditioned upon the incorporation of the comments of Mr. Daniel and Mr. Slouf. Motion was seconded by Mr. Dunn. Aye ayes, motion carried 6-0.

NOTES:

- The next Planning Commission meeting is scheduled for July 5, 2023, at 7:00pm.

There being no other business, Mr. Klein motioned to adjourn the meeting at 8:19p.m. Motion carried 6-0.

Respectfully Submitted,

Edward Dunn
Secretary

ED/ja