

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
July 5, 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

Chairman, Mr. Scott Klein called the meeting to order at 7:03 p.m.

PUBLIC COMMENT

Mr. Klein opened the floor to public comment.

No comment was made.

MINUTES – JUNE 6, 2023

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

BUSINESS:

A. Agricultural Security Application – 1465 W. Strasburg Road

The Planning Commission reviewed the Proposal for the inclusion in the Agricultural Security District of 1465 W. Strasburg Road (UPI# 50-6-64). The property contains 14.5 acres and is currently under a conservation easement.

Mr. Klein motioned to recommend the inclusion of this property into the Agricultural Security District, second by Mr. Williams. All ayes, motion carried 6-0.

B. Conditional Use No. 48 – 1231 Marshallton-Thorndale Road – Erickson-Accessory Suite

Applicant and Resident, Drew Erickson asked the Planning Commission to consider recommending the Conditional Use Application #48 to permit an addition to the existing single-family dwelling located at 1231 Marshallton-Thorndale Road to serve as an *accessory suite*.

Mr. Cook made a motion to recommend the Board of Supervisors to approve the Conditional Use Application for Mr. Erickson, seconded by Mr. Williams. All ayes, motion carried 6-0.

C. Ordinance 23-03 – Agricultural Day Camp/Amendments to SALDO

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. Previous discussions were held on the previous draft of this Ordinance during the June meeting.

Mr. Klein motioned to recommend approval of the proposed ordinance on Agricultural Day Camps as an accessory to agricultural use, conditioned upon the vehicular entrance to be reviewed by the Township Engineer for ingress/egress, seconded by Mr. Cook. All ayes, motion carried 6-0.

Mr. Klein also made a motion to approve the amendments to the SALDO, as drafted, seconded by Mr. Dunn.

NOTES:

- The next Planning Commission meeting is scheduled for Tuesday, August 1, 2023, at 7:00 pm.

There being no other business, Mr. Klein motioned to adjourn the meeting at 7:47p.m, seconded by Mr. Daniels. All ayes, motion carried 6-0.

Respectfully Submitted,

Edward Dunn
Secretary

ED/ja