

**EASTTOWN TOWNSHIP PLANNING COMMISSION  
REGULAR MONTHLY MEETING  
MEETING MINUTES**

**JUNE 05, 2018**

The regular meeting was called to order at 7:02 p.m. by Chairman Mark Stanish. Other members present: Tim Brennan, Mary Hashemi, and John McCarty. Also attending: Eugene C. Briggs, Jr., AICP, CZO, Assistant Township Manager/Director of Planning and Zoning/Zoning Officer; and Kristin Camp, Esq., Planning Commission Solicitor.

**May 01, 2018 Meeting Minutes**

Chairman Stanish advised that his name was misspelled and that the “c” be replaced with a “k.” There were no comments from the public. On a motion by Mr. Brennan, seconded by Mr. McCarty, the Planning Commission unanimously approved the meeting minutes from May 01, 2018 with Chairman Stanish’s edit.

**SD 517 – 30, 50, and 55 Price Avenue – Berwyn Village II (Mack Oil) – Preliminary/Final Subdivision and Land Development Plan**

This Plan was withdrawn from the Agenda at the request of the Applicant.

**SD 518 – 1016 Newtown Road – Preliminary/Final Subdivision and Land Development Plan**

This Plan was withdrawn from the Agenda at the request of the Applicant.

**SD 519 – 616 Leopard Road – Final Minor Subdivision Plan**

This Plan was withdrawn from the Agenda at the request of the Applicant.

**ZHB 577 – 227 Warren Avenue**

The Applicant proposes to construct an addition to the existing residence. A Variance is requested from Section 455-14.A to encroach 4 feet 9 inches into the Rear Yard Setback where the minimum Rear Yard Setback is 30 feet. The Applicant presented the proposal. After discussion, Chairman Stanish opened the floor to the public and there were no comments. The Commission took no action on this Application.

**ZHB 578 – 631 Lancaster Avenue**

The Applicant proposes outdoor storage of new vehicle inventory. Variances are requested from Section 455-21.B. to not have to secure Board of Supervisor Conditional Use approval for a Private Parking Lot

and/or Section 455.41.A.(1) to not have to screen the outdoor storage of the new vehicle inventory from public rights-of-way and adjacent residential uses. The Applicant presented the proposal. After discussion, Chairman Stanish opened the floor to the public and there were no comments. On a motion by Mr. Brennan, seconded by Chairman Stanish, the Planning Commission unanimously supported the Township Zoning Officer's interpretation that in order for Applicant to use the property for the storage of new vehicle inventory, it must obtain a use variance from Section 455– 21 of the Zoning Ordinance. The Planning Commission did not believe that it had sufficient information to discuss the merits of whether the use of such property for the storage of vehicle inventory was appropriate in the VB-Village of Berwyn District and therefore would recommend that the relief requested be denied.

### **Township Comprehensive Plan Implementation – Pedestrian Mobility.**

The Township's New Comprehensive Plan was adopted in April 2018 and the Plan identifies the implementation of Map 4-1, Pedestrian and Bicycle Mobility Map as a high priority. In support of this initiative, the BOS adopted Policy 121 Township Sidewalk Fund on May 07, 2018. This Policy lays out the process for using Township's funds provided by the fee's collected from developers not installing the required sidewalks. After discussion, Chairman Stanish opened the floor to the public and there were comments made on how to leverage additional funding to augment the Sidewalk Fund. Ms. Hashemi volunteered to work with Mr. Briggs to formulate a strategy for the Commission to consider.

### **Public Comment**

None.

### **Announcements**

Next tentatively scheduled Workshop is Tuesday, July 03, 2018 at 6:30 p.m. Next scheduled Regular Meeting is Tuesday, July 03, 2018 at 7:00 p.m. Given that the next meeting is the day before the July 4<sup>th</sup> Holiday, the Commission decided to cancel the July 3<sup>rd</sup> meeting and instructed Staff to advertise a special meeting for July 2<sup>nd</sup>.

The meeting adjourned at 8:07 p.m.

Respectfully submitted,

Eugene C. Briggs, AICP, CZO  
Recording Secretary