

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

JUNE 04, 2019

The regular meeting was called to order at 7:00 p.m. by Chairman Mark Stanish. Other members present: Tim Brennan, Mary Hashemi, John McCarty, and Ann Rothmann. Also attending: Eugene C. Briggs, Jr., AICP, CZO, Assistant Township Manager/Director of Planning and Zoning/Zoning Officer, Bryan Kulakowsky, PE, Township Engineer; and Kristin S. Camp, Esq., Planning Commission Solicitor.

May 07, 2019 Meeting Minutes

On a motion by Ms. Hashemi, and seconded by Mr. McCarty, the Planning Commission unanimously approved the meeting minutes from May 07, 2019. There were no comments from the public.

Sketch Plan – 228 Highland Road

This is the first time that the Planning Commission has reviewed this Application. The Applicant proposes to subdivide one lot into 10 single-family lots served by a cul-de-sac road. The Applicant has not requested reviews from the Township Consultants. Mr. Brennan recused himself from discussion of the Application.

Matt Adams, of EKahn Development, was in attendance representing the Applicant and introduced the Plan. Chairman Stanish then opened the floor to the Commission for discussion and topics included front lot orientation along Highland Avenue and the placement of the entrance to the proposed cul-de-sac.

After discussion, Chairman Stanish opened the floor to the public. Elizabeth Andrews, of 300 Highland Road, John Dickenson, of 248 Highland Road, Robert McAlaine, of 237 Highland Road, and Kate Friel, of 109 N. Fairfield Road, expressed their concerns, including the location of the proposed entrance to the cul-de-sac.

No action was taken by the Commission as the application is a sketch plan.

ZHB 586 – 578 Lancaster, 4 Midland, and 5 Woodside Avenues

The Applicant proposes to construct a mixed-use building, and is requesting variances from Section 455-24.B.(2) to setback portions of the building up to 70 feet from the build-to-line where the maximum allowed setback is 15 feet; from Section 455-24.J to allow a building height of 49 feet and four stories where the maximum allowed height is 42 feet and three stories; from Sections 455-75.A.(1)(a) and 455-75.C.(2) to locate a loading berth within the Midland Avenue right-of-way where it is required to be on

the lot; and from Section 455-75.C.(3) to not provide additional loading berths for the residential use where five loading berths are required. Chairman Stanish and Mr. Brennan recused themselves from discussion of the Application. After discussion and opening the floor to the public for comment, the other three members made the following recommendations:

All three members who participated in the discussion supported the relief for the variance from Section 455-24.B(2) to allow the setback for portions of the building to be up to 70 feet from the build to line and to allow portions of the building to be setback from the build-to line by less than five feet.

Two members of the Planning Commission supported the variance from Section 455-24.J to allow a building height of 49 feet and four stories where one member of the Commission expressed reservation about the increased height.

All three Commission members agreed that they had no position on the variance requests for the location and number of loading zones as they felt not enough information was provided to properly gauge the impact of the relief requested.

Public Comment

None

Announcements

Next tentatively scheduled Workshop is Tuesday, July 02, 2019 at 6:30 pm. Next regularly scheduled Regular Meeting is Tuesday, July 02, 2019 at 7:00 pm.

The meeting adjourned at 08:31 pm.

Respectfully submitted,

Kate Jones
Recording Secretary