

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

AUGUST 07, 2018

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

July 02, 2018 Meeting Minutes

On a motion by Ms. Hashemi, seconded by Ms. Rothmann, the Planning Commission unanimously approved the meeting minutes from July 02, 2018.

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

This is the fourth time the Planning Commission will review this Application. On April 03, 2018, the Commission recommended approval of the Preliminary Plan. The Applicant has decided to submit a revised Preliminary/Final Plan for the Commission's consideration before going to the Board of Supervisors for approval. The Applicant proposes to subdivide a total of four commercial lots into one lot with 18 new single-family detached dwellings. The Plan has received the following review letters: Township Engineer Review Letter dated July 24, 2018; Township Transportation Engineer Review Letter dated July 27, 2018; and Township Landscape Architect Review Letter dated July 30, 2018.

George Broseman, Esq., was in attendance representing the Applicant, and began a discussion with the Commission regarding outstanding issues in the Consultant review letters.

After discussion, Chairman Stanish opened the floor to the public and there were no comments.

On a motion by Ms. Hashemi, seconded by Ms. Rothmann, the Commission unanimously recommended *SD 517 – 30, 50, and 55 Price Avenue – Berwyn Village II (Mack Oil) – Preliminary/Final Subdivision and Land Development Plan* subject to the Applicant's compliance with the outstanding conditions in the following Township consultant review letters: Township Engineer Review Letter dated July 24, 2018; Township Transportation Engineer Review Letter dated July 27, 2018; and Township Landscape Architect Review Letter dated July 30, 2018.

At its April 10, 2018 public meeting, the Commission also recommended that the following waivers which are referenced in the various consultant review letters be granted:

- SALDO Section 400-22.B — to allow the plan sheets to measure 24" x 36".
- SALDO Section 400-34.A — to allow a cartway width of 26 feet with parking on one side and 24 feet wide without parking for roads instead of the minimum required width of 28 feet, if it is confirmed that emergency vehicles can safely access the site.
- SALDO Section 400-38.0 — to allow the center lines of the intersecting side streets of Branch and Price Avenues to be separated by a minimum of 45 feet as opposed to the 150 foot minimum required.
- SALDO Section 400-40.B — to not require a cul-de-sac bulb at the end of the dead end street and instead to allow the proposed hammerhead style dead end road.
- SALDO Section 400-41.D — a partial waiver to not require sidewalks along the T-portion of the dead end road in front of units 13, 14 and 15. The Commission agreed that a waiver was appropriate in this area and that the Applicant should not be required to pay a fee in lieu of sidewalk given that it is proposing to install a sidewalk connection between this development and the proposed residential development on the Armstrong tract.
- SALDO Section 400-44.A — to allow a block length of 165 feet for Branch Avenue as opposed to the 600-foot minimum required.
- SALDO Section 400-50.B — to not require a 75 foot setback between a dwelling and the railroad track and a 25 foot setback between a dwelling and railroad right-of-way line.
- Natural Resource Protection Ordinance Section 274-24.A.(1)— to allow more than 50% of the moderately steep slope areas to be disturbed.
- Standard construction and material specifications for public improvements -Section A490-36.J — to allow a common driveway for units 7-10 and units 16-17.

SD 519 – 616 Leopard Road – Final Minor Subdivision Plan

Application withdrawn from agenda at the request of the Applicant.

Sketch Plan – 422 Waterloo Road

The Applicant proposes to subdivide one residential lot with a historic resource into three new residential lots for the preservation of the historic resource on one new lot and the construction of two new single-family detached dwellings on the other newly created lots. The Applicant has not requested informal reviews from the Township Consultants.

Ted Babiy was in attendance representing the Applicant and presented the Plan to the Commissioners. The property, which is distressed, currently hosts two historical structures, the main house and its spring, or tenant, house. A discussion began with the Planning Commission regarding the placement of the driveway. Commissioners expressed concern over obtaining easements for Lot 1 driveway access. Chairman Stanish also expressed concern over the proposed change in front/side yards and stated that he would like them to remain as they exist now.

After discussion, Chairman Stanish opened the floor to the public.

Adam Driscoll, of 305 Exeter Road, stated he is concerned about stormwater management. Mr. Babiy explained that stormwater analyses and management will be handled as part of the subdivision and land development process.

Mr. Briggs read an email from a resident, Shena Tarnish, of 237 Exeter Road, where she noted concern over the current condition of the property and construction issues should the project proceed, as well as a desire to see a sidewalk along the Exeter Road side of the property.

Avis Yuni, of 2311 Waterloo Avenue, also expressed that she would like for there to be sidewalks along the Exeter Road property line.

No action was taken on this item as it is a sketch plan application.

Sketch Plan – 354 Sugartown Road

The Applicant proposes four Sketch Plan options. Option 1 is a by-right plan under the AA Zoning District for five single-family dwelling lots. Option 2 requires a Zoning Map Change to an R-1 Zoning District for seven single-family dwelling lots. Option 3 also requires a Zoning Map Change to an R-1 Zoning District and proposes using Lot Averaging for seven single-family dwelling lots. Option 4 also requires a Zoning Map Change but for extending the adjacent Multifamily-A Zoning Overlay District to this property for six twins with a total of 12 dwelling units. The Applicant has not requested informal reviews from the Township Consultants.

Michael Bower, PE and David Falcone, Esq. were in attendance representing the Applicant. Chairman Stanish asked for the reasoning behind requesting a zoning change and Mr. Falcone responded that the Applicant believes changing the proposed lot to MFA or R1 zoning to be a well-suited transition between existing zoning. Option 3 is preferred, as the Applicant believes it best preserves the existing natural features and creates a community. Planning Commission members expressed concerns over potential spot zoning and inaccurate proposals on net lot averaging. Chairman Stanish stated that, while the Commission appreciates applicants providing sketch plan proposals, these appear to be too simplistic.

After discussion, Chairman Stanish opened the floor to the public.

Candice Kandy, the owner of the subject property, asked the Commission why there were other developments in the AA zoning district of the Township comprised of lots under the one acre threshold. Chairman Stanish stated that he could not speak to the processes behind previous developments.

Ms. Yuni stated her support for the Commissioner's comments and asked that they follow the current zoning in their decision making process. She reiterated her interest in installing sidewalks in this section of the Township due to its proximity to the Devon Elementary School.

Kathy Powell, of 3 Sugar Knoll Drive, expressed concern over stormwater runoff.

Joseph Morrissey, of 427 Church Road, questioned the net lot calculations. By-right, he continued, the Applicant would be able to build three, possible four, lots given the existing natural features.

Michael Mandarino, of 420 Sugartown Road, stated that while his property would arguably be the most impacted by this project, he does not object to the R1 zoning district change.

No action was taken on this item as it is a sketch plan application.

Township Comprehensive Plan Implementation Update

The Township's New Comprehensive Plan was adopted in April 2018 and the Township has begun its implementation with the Village of Berwyn Parking Study, a Vison Partnership Program Grant Application for Devon Center Visioning and Zoning Amendments, and Sidewalk Fund Policy. Ms. Hashemi and Mr. Briggs have been working to identify sidewalk project priorities based upon the Comprehensive Plan's Pedestrian and Bicycle Mobility Map and updated the Planning Commission on their progress and sought direction regarding cost benefits analyses. The Commission recommended that they seek Board of Supervisor approval to commission a sidewalk cost study through the Township's traffic engineering consultant.

Public Comment

None.

Announcements

Next tentatively scheduled Workshop is Thursday, September 06, 2018 at 6:30 p.m. Next scheduled Regular Meeting is Thursday, September 06, 2018 at 7:00 p.m.

The meeting adjourned at 08:50 pm.

Respectfully submitted,

Kate Jones
Recording Secretary