

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

September 01, 2020

The regular meeting was called to order at 7:00 p.m. by Chair Mary Hashemi. Other members present: Ann Rothmann, Mark Stanish, Nik Kharva, and Paul Salvaggio. Also attending: Eugene Briggs, AICP, CZO, Interim Township Manager; Kristin Camp, Esq., Planning Commission Solicitor; Bryan Kulakowsky, PE, Township Engineer; Lisa Thomas, RLA, AICP, LEED AP, Township Planner, and Chris Williams, PE, Township Transportation Engineer.

Ms. Hashemi explained how correspondence from the public is received and distributed to the Planning Commission. She stated that correspondence for the Planning Commission should be either emailed to easttown@easttown.org or mailed/hand delivered to the Township Building. This correspondence will be collected and then delivered to the Planning Commission in its agenda packet prior to its next meeting.

Ms. Camp advised that Act 15 allows the Planning Commission to meet virtually through an authorized communications device, such as GoToWebinar. Consequently, the Planning Commission's meetings held virtually through GoToWebinar is not a violation of the Sunshine Act and there is nothing unlawful meeting in this manner.

July 07, 2020 Regular Meeting Minutes

Ms. Rothmann suggested the recommendation for SD 528 be revised to reflect her abstaining from the vote. On a motion by Mr. Kharva and seconded by Mr. Stanish, the Planning Commission unanimously approved the meeting minutes from July 07, 2020, as revised by Ms. Rothmann.

Sketch Plan – St. David's Episcopal Church

The Applicant proposes to subdivide a portion of 830 South Valley Forge Road into 834 South Valley Forge Road. No construction is proposed at this time. James Dolan was in attendance representing the Applicant. Ms. Hashemi opened the floor to the Planning Commission for discussion. After the Planning Commission discussion, Ms. Hashemi opened the floor to the public and there was no comment. The Planning Commission took no action.

SD 529 and CU 107 – 215-219 Lancaster Avenues – Preliminary/Final Subdivision and Land Development and Conditional Use Applications

The Applicant proposes to expand its Automobile Sales business to 219 Lancaster Avenue by consolidating the lots and constructing a surface parking lot extending into the front yard. Andrew Stoll, Esq. and Daniel Mattson, PE, were in attendance representing the Applicant. Ms. Hashemi opened the floor to the Planning Commission for discussion. After the Planning Commission discussion, Ms. Hashemi opened the floor to the public. Cheryl Harper of 214 Pheasant Run Road and Stacey Ballard of 72 Main Avenue commented on the plan. The Planning Commission took no action.

SD 531 – 578 Lancaster, 4 Midland, and 5 Woodside Avenues – Preliminary Subdivision and Land Development Plan for Multifamily Building

Mr. Stanish recused himself from this agenda item. The Applicant proposes to construct a multifamily building with a total of 116 dwelling units. George Broseman, Esq. and Robert Lambert, PE, were in attendance representing the Applicant. Ms. Hashemi opened the floor to the Planning Commission for discussion. After the Planning Commission discussion, Ms. Hashemi opened the floor to the public. Joseph Kohn of 240 Sugartown Road, Cheryl Harper of 214 Pheasant Run Road, Stacey Ballard of 72 Main Avenue, and Scott Carpenter of 539 Woodside Avenue commented on the plan. Diana Zinser of 560 Woodside Avenue, read a September 01, 2020 letter from John Leone. The Planning Commission took no action.

SD 532 – 2133 and 2155 Buttonwood Roads – Minor Subdivision Plan

Mr. Stanish recused himself from this agenda item. The Applicant proposes to convey 1,757 square feet from one portion of 2133 Buttonwood Road to 2155 Buttonwood Road and convey 1,757 square feet from another portion of 2155 Buttonwood Road to 2133 Buttonwood Road. Denise Yarnoff, Esq. and Chris Yohn, PE, were in attendance representing the Applicant. Ms. Hashemi opened the floor to the Planning Commission for discussion. After the Planning Commission discussion, Ms. Hashemi opened the floor to the public. Deborah Dooling of 736 Berwyn Avenue and Cheryl Harper of 214 Pheasant Run Road commented on the plan.

On a motion by Ms. Rothmann and seconded by Mr. Salvaggio, the Planning Commission voted with four votes in favor to recommend approval conditioned upon compliance with the ARRO review letter dated August 13, 2020, McMahon Associates, Inc. review letter dated August 27, 2020, and the Zoning Officer memorandum dated August 28, 2020. The Planning Commission also recommended that the Board approve waivers from §400-32.E and §400-34.A to not require road widening or to pay a fee-in-lieu-of widening and §400-41 to not require curb and sidewalk or to pay a fee-in-lieu-of curb and sidewalk.

ZHB 605 – 59 Waterloo Road

The Applicant has installed a 4.5 foot high fence. Variances are requested from Section 455-36.A.(2) to allow a fence to be installed within the street right-of-way, where no fence is permitted to be installed between the street right-of-way and the cartway surface of the street and Section 274-19.A to allow a fence to be installed within a riparian buffer zone, where the zone is not to be built upon or otherwise altered or disturbed. Daniel Massimini was in attendance representing the Applicant. Ms. Hashemi opened the floor to the Planning Commission for discussion. After the Planning Commission discussion, Ms. Hashemi opened the floor to the public and there was no comment.

On a motion by Mr. Stanish, and seconded by Ms. Rothmann, the Planning Commission voted unanimously to not take a position on the Application.

ZHB 606 – 1117 Millbrook Road

The Applicant proposes to construct a 460 square foot patio addition. A variance is requested from Section 455-14.A. to increase the existing impervious surface from 15.42% to 19.76% where the maximum allowable impervious surface is 18.5%. John Smirga, PE, was in attendance representing the Applicant. Ms. Hashemi opened the floor to the Planning Commission for discussion. After the Planning Commission discussion, Ms. Hashemi opened the floor to the public and there was no comment.

On a motion by Mr. Stanish, and seconded by Mr. Kharva, the Planning Commission voted unanimously to not take a position on the Application.

ZHB 607 – 2470 White Horse Road

The Applicant proposes to construct a pool. A variance is requested from Section 455-14.A to allow the pool and associated improvements to encroach 52 feet into the 75-foot rear yard setback, where pool and associated improvements not permitted within rear yard setbacks. Jennifer Montello was in attendance representing the Applicant. Ms. Hashemi opened the floor to the Planning Commission for discussion. After the Planning Commission discussion, Ms. Hashemi opened the floor to the public and there was no comment.

On a motion by Mr. Salvaggio, and seconded by Mr. Stanish, the Planning Commission voted unanimously to not take a position on the Application.

Public Comment

Ms. Rothmann commented on wanting to propose a zoning amendment to require nonresidential uses on the first floor of multifamily dwellings within the Village Business Zoning District. Ms. Hashemi asked that she bring a proposed Zoning amendment to the next Planning Commission meeting for consideration.

Barry Mellor of 1047 Beaumont Road commented on not reducing the two net acre minimum requirement to keep farm animals as pets.

Announcements

The next Special Meeting for Devon Center Zoning Amendments is scheduled for Tuesday, September 29, 2020 at 7:00 p.m. and the next Regular Meeting is scheduled for Tuesday, October 06, 2020 at 7:00 p.m.

Adjournment

The meeting adjourned at 10:24 p.m.

Respectfully submitted,



Eugene C. Briggs
Recording Secretary