

**EASTTOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES**

JANUARY 05, 2021

The regular meeting was called to order at 7:00 p.m. by Chairperson Mary Hashemi. Other members present: Vice-chairperson Ann Rothmann, Mark Stanish, Nik Kharva, and Paul Salvaggio. Also attending: Eugene Briggs, AICP, CZO, Interim Township Manager, Sharon Norris, Administrative Assistant to the Township Manager, Kristin Camp, Esquire, Planning Commission Solicitor, Bryan Kulakowsky, Township Engineer, Lisa Thomas, RLA, AICP, LEED AP, Township Planner and Chris Williams, Township Traffic Engineer. Chairperson Hashemi announced that the Planning Commission meetings are now being recorded and will be available to the public on the Township website.

Election of Chairperson: Ms. Rothmann nominated Ms. Hashemi as Chairperson. The nomination was seconded by Mr. Stanish. The Commission discussed the length of terms of the Planning Commission Chairperson. Ms. Hashemi called for public comment. There was no public comment. The motion carried 5-0.

Election of Vice-chairperson: Ms. Hashemi called for nominations for Vice-chairperson. Mr. Stanish nominated Ms. Rothmann. The motion was seconded by Mr. Salvaggio. Ms. Hashemi called for public comment. There was no public comment. The motion carried 5-0.

November 05, 2020 Meeting Minutes:

Ms. Hashemi asked the Planning Commission members if they had any edits to the draft minutes. There were none. On motion by Mr. Stanish, seconded by Ms. Rothman, the November 05, 2020 minutes were approved 5-0.

Subdivision and Land Development Plan Applications:

- A. SD 510A – 15 Leopard Road – Final Minor Subdivision Plan** – George Broseman, Bob Dwyer and Chuck Dobson were in attendance to present the plan. The Applicant proposes to subdivide the Trinity House Property into two lots with the new property line following the Village Business/Village Residential Zoning District Boundary. Land development is not being proposed at this time. Ms. Hashemi opened the floor to the Planning Commission for discussion. The Commission noted that sidewalks must be shown on the plan for the Trinity House property (proposed Lot 2). After the Planning Commission discussion, Ms. Hashemi opened the floor to the public. Ms. Yasmina Stacy-Washington representing 50 Walnut Avenue, 831 Maple Avenue, and 1 Maple Avenue commented on the need for sidewalks on Walnut Avenue. Ms. Theresa Banks, 84 Potter Avenue, commented on the rights-of-way and that not everyone has access to computers to participate in the meeting virtually.
- B. SD 531 – 578 Lancaster, 4 Midland and 5 Woodside Avenues – Preliminary/Final Subdivision and Land Development Plan** – Mr. Stanish recused himself from the discussion. Mr. Broseman was in attendance with Rob Lambert, representing the Applicant. The Applicant proposes to merge the four separate parcels and construct a multi-family building with 116 units. Ms.

Hashemi opened the floor to the Planning Commission for discussion. After the Planning Commission discussion, Ms. Hashemi opened the floor to the public. Francine Danenhower, 552 Woodside Avenue, commented on the proposed recreational area and potential safety issues. Deborah Dooling, 736 Berwyn Avenue, commented on parking requirements. Elizabeth Zachai, 327 Highland Avenue, commented on the fee-in-lieu-of recreation. Scott Carpenter, 539 Woodside Avenue, commented on the size of the project. Michael DeFlavia, 125 Bartholomew Road, commented on working with the Historical Commission, green space, density, the need for an Environmental Impact Study, and impact on the school district. Michael Wacey, 1049 Beaumont Road, commented on the MPC requirements for fee in lieu. John Murphy, 1132 S. Leopard Road, commented on the fee-in-lieu-of recreation and the size of the proposed building. John Leone, 17 Woodside Avenue, commented on Planning Commission and Municipal Authority members recusing themselves from plan reviews, deliveries, screening, the fee-in-lieu-of recreation, and safety precautions surrounding the adjacent houses. Mrs. Hashemi made the motion to recommend approval of SD 531 Preliminary Subdivision and Land Development Plan subject to complying with all of the items listed in the consultant review letters and Zoning Officer memorandum, that Items 4 and 7 in the December 24, 2020, McMahon review letter be implemented if supported by PennDOT, that architectural elevations and appropriate lighting for the crosswalk be required in the Final Plan, and the granting of waivers from Section 388-17.A and Section 388.18A conditioned upon the Applicant receiving NPDES permit approval, (items 9 and 10 in ARRO's December 22, 2020 review letter). Mrs. Hashemi called for public comment. Mr. John Leone, 17 Woodside Avenue, commented on how to get copies of the review letters. Mrs. Hashemi called for the vote. The vote was 2-2 with Mr. Salvaggio and Ms. Rothman voting nay. The motion did not pass.

- C. SD 534 – 2175 Buttonwood and 2110 Twinbrook Roads – Final Minor Subdivision Plan** – The Applicant proposes to reconfigure the lot line to increase the lot area of 2110 Twinbrook Road to 13 acres and reduce the lot area of 2175 Buttonwood Road to 16.772 acres. These lots were created through a subdivision plan that was approved by the Board of Supervisors on May 20, 2019. No construction is proposed. Dave Shula represented the Applicant and presented the plan. Ms. Hashemi opened the floor to the Planning Commission for discussion. After the Planning Commission discussion, Ms. Hashemi opened the floor to the public. Ms. Hashemi made the motion that the Planning Commission recommend approval of the Plan all of the items listed in the consultant review letters and Zoning Officer memorandum and recommended waivers from Section 400-24B(9) to not require an inventory of all trees; Section 400-34.A to not require road widening of Twinbrook Road and Buttonwood Road; Section 400-41 to not require curbing and sidewalks along Twinbrook Road and Buttonwood Road; and Section A490-36.C to allow the existing driveways to remain in their current locations provided that the Application installs driveway warnings signs.

The motion was seconded by Mr. Stanish. Ms. Hashemi called for public comment. There was no public comment. The motion passed 5-0.

Zoning Hearing Board Application:

- A. ZHB 612 – 410 Lantern Lane** – Mr. Salvaggio recused himself from this agenda item. The Planning Commission reviewed the Zoning Hearing Board application for the property at 410

Lantern Lane. The Applicant proposes to demolish the existing residence and construct a new residence for use as their retirement home. Variances are requested from Section 274-18 and 455-31.C to allow disturbance of the Riparian Buffer Zone where no disturbance is permitted. In the alternative, a variance is requested from 455-14.E. to allow encroachment into the 60-foot front yard setback. Ms. Hashemi opened the floor to the Planning Commission for discussion. Ms. Hashemi opened the floor to the public. There was no public comment. On a motion by Mr. Stanish, seconded by Ms. Rothman, the Planning Commission recommended that the Zoning Hearing Board not grant the variance from Section 274-18. The motion passed 4-0.

Village Business Multifamily Dwelling Unit Per Acre Density and First Floor Zoning Amendments:

Mr. Briggs explained the two distinct items before the Planning Commission: 1) first floor use for multifamily buildings; 2) the density unit per acre number for multifamily buildings. The Board of Supervisors would like the Planning Commission to come up with a recommendation by February. Once scheduled, the special meeting will be duly advertised. Ms. Hashemi noted the late hour and suggested postponing this discussion until the next meeting. The Planning Commission decided it would schedule a special meeting in the next two weeks. The Planning Commission will hold this special meeting and then discuss and possibly vote on this topic at their February 02, 2021 meeting. Mr. Briggs will coordinate this special meeting and the public will be noticed.

Public Comment:

There was no public comment.

Announcements:

The next regularly scheduled regular meeting is Tuesday, February 02, 2021 at 7:00 p.m. Ms. Hashemi restated that the Village Business Multifamily Dwelling Unit per Acre Density and First Floor Zoning Amendments will be discussed at a special meeting to be scheduled in the next two weeks which will be duly advertised.

Adjournment:

The meeting was adjourned at 10:56 p.m.

Respectfully submitted,

Sharon Norris
Administrative Assistant to the Township Manager