



BOARD OF SUPERVISORS

Special Meeting - Devon Center Zoning Amendments Minutes

Thursday, January 26, 2021

The Special Meeting took place via an Authorized Telecommunication Device (GoToWebinar). Supervisors present included Marc Heppe (Chair), Betsy Fadem (Vice Chair), Michael Wacey, Beth D'Antonio and Jim Oram. Eugene Briggs, AICP, CZO, Interim Township Manager, Sharon Norris (Administrative Assistant to the Township Manager), Lisa Thomas, RLA, AICP, LEED AP, Township Planning Consultant, and Andrew Rau (Township Solicitor) were also in attendance.

1. **Call to Order** – Chairman Heppe called the meeting to order at 7:00 PM.
2. **Pledge of Allegiance** – Mr. Heppe recited the Pledge of Allegiance.
3. **Review Draft Devon Center Zoning Amending Ordinance** - Solicitor Rau reviewed the procedure for the meeting and noted there would be no final Board approval of the Devon Center Zoning Amendment Draft at this meeting. He explained the purpose of the meeting was for the Board to hear background and detail about the draft; first from the Consultant, and then from the public. He welcomed respectful and thoughtful input from the public focused on the substantive matter.

Mr. Heppe announced that the meeting is being recorded and will be on the Township website within 48 hours of this meeting. Also, the Board of Supervisors met in Executive Session on January 20, 2021 to discuss personnel matters. Mr. Wacey asked how the results of tonight's meeting will be recorded.

Ms. Thomas reviewed the timeline of how the draft amendment developed into what is presently before the Board. She started with the 2018 Comprehensive Plan. The Plan noted that a high priority was to direct development in the Devon Center proactively through a public process that identified a clear vision of the area. Ms. Thomas noted there was the potential through a VPP grant to receive grant money to start the process.

The grant was received and the Devon Visioning Task Force formed in 2019. The Task Force prepared a Vision statement. They held 7 public meetings. A community and business open house at Hilltop House was held with approximately 65 attendees. There was an online community survey with 103 responses. The Task Force then made a recommendation to the Planning Commission on the District boundaries, land uses, zoning language that included area and bulk requirements and design standards. The Planning Commission considered these recommendations throughout 2019 and 2020. They also considered options for the Devon Horse Show properties.

The Township received feedback via letters, emails and public comments at all of the meetings.

Based on this process, the Consultant was able to cull the results to see that the community showed a desire for more public green space, a cohesive plan, limited residential development, limited building height and safer pedestrian access and connectivity and preserve and revitalize the Devon Horse Show.

Ms. Thomas also noted that the DCD boundary and Zoning Map were adjusted throughout the process as land uses, area and bulk requirements, design standards, architectural standards, landscape and streetscape elements, were discussed. Ms. Thomas pointed out that this zoning process does not include the revitalization of the train station property. The guiding force was to make Devon a transit oriented development around the train station.

The Board held a very lengthy discussion after which Mr. Heppe opened up the floor for public comment.

4. Public Comment:

Joe Kohn, 240 Sugartown Road, made a presentation reviewing the major issues of the group he represents including the items they support and the items they are not in favor of such as higher density.

Mark Ward, 208 Dorset Road, commented on drive-throughs, parking and asked the Board to consider how COVID has affected how we now live. He also commented on the size of the group Mr. Kohn represents.

Avis Yuni, 231 Waterloo Avenue, commented on density limits and locations for Townhouses.

Eli Kahn, 119 Lancaster Avenue, commented on the limitations this Ordinance places on property development, on existing car dealers, the need for parking structures, higher density and developers being able to work with the Township and the Community.

Jay Jennings, 212 Dorset Road, commented on the Dorset Road lot and the Devon Horse Show having its own Equestrian zoning classification.

Mark Rhodes representing the Mercedes Benz Dealership, 214 W. Lancaster Avenue, commented on the detrimental effects to this business if the dealership were removed from the PBO zoning and were to become a nonconforming use.

Josette Donatelli, 320 South Valley Forge Road, commented on the uniqueness of the Devon Horse Show.

Donald Petrosa, representing the Audi dealership at 222 W. Lancaster Avenue, commented on changing the zoning and the negative effects of becoming a

nonconforming use and having to abide by the new requirements of the Ordinance. He requested that the automobile dealerships be excluded.

Bruce Norcini, 202 Bella Vista Drive, commented on the Horse Show Grounds, the apartment overlay and an equestrian use.

Dale Weigand, 564 Watford Lane, commented on density.

After Public Comment, Mr. Rau recapped the items the Board recognized needing additional consideration. They are listed below and will be the focus of the next special DCD meeting at a date to be announced at a future Board of Supervisors regular meeting.

Considerations:

Density of Multifamily units per acre

Parking space requirement per dwelling unit

Roof Design

Drive-through allowability

Townhouse uses

Architectural look-feel requirements.

Adjustment of loading zone requirements

Walkability

Mapping:

R-4 Residential: Consider moving 2 lots

Lancaster Ave. Car Sales as Permitted Use/Or Not

Detail Items for Consideration:

Clarify Accessory Use standards in DCD.

Add Community Center to Page 7 of text.

Remove Unified Development reference from Use Table

Add B&B as Conditional Use (CU) in Use Table

Correct Multifamily designations in Use Table.

Correct Dwelling, Multi Family Adaptive Reuse; and Dwelling, Two Family/Duplex Adaptive Reuse designations in Use Table.

Bike lane design standards - is this really for Subdivision and Land Development Ordinance (SLDO)

First floor of multifamily use should exclude parking.

Additional Notes:

Animated signs are currently limited to use only in PBO.

Forestry is required as a by right use in all zoning districts under the MPC.

5. Adjournment

The meeting adjourned by unanimous consent at 11:28 PM.

Respectfully submitted,

Sharon Norris
Administrative Assistant to the Township Manager