

**EASTTOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES**

FEBRUARY 02, 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.

January 05, 2021 Regular Meeting Minutes:

Ms. Hashemi asked the Planning Commission members if they had any edits to the draft minutes. Mrs. Rothmann noted that with regard to SD 510A, the meeting minutes should reflect the sidewalk requirement. Mr. Salvaggio made a correction to Rob Lambert's name. Ms. Hashemi called for a motion. Mrs. Rothmann made a motion to approve the January 05, 2021 Regular Meeting minutes as revised. The motion was seconded by Mr. Stanish. Ms. Hashemi called for the vote. The motion passed 5-0.

January 14, 2021 Special Meeting Minutes:

Ms. Hashemi asked the Planning Commission members if they had any edits to the draft minutes. Mr. Salvaggio requested that the minutes reflect the fictitious calculation for a 1-acre lot he presented at this meeting. Ms. Hashemi called for a motion. Mr. Stanish made a motion to approve the January 14, 2021 Special Meeting Minutes as revised. The motion was seconded by Mr. Salvaggio. Ms. Hashmi called for the vote. The motion passed 5-0.

Village Business Multifamily Dwelling Unit Per Acre Density Zoning Amendments – This is a continuation of the discussion from the January 14, 2021 Special Meeting at which time the Planning Commission rendered a decision on the first floor commercial requirement for multifamily dwellings in the Village Business (VB) and Village Transition (VT) Districts. At that time, the Commission members gave their individual opinions on what the density limits should be. Mr. Briggs noted that a unit per acre number for Townhouses should be identified for the Village Transition District.

The Planning Commission began by considering the Land Use Table which was finalized at the last meeting and they agreed that they were comfortable recommending the 16 By-Right uses and the 13 conditional uses allowed in the first 35 feet of multifamily dwellings.

Ms. Hashemi noted that the PC recommended the Village Business District be denser than the Village Transition District. They discussed different ways to incentivize developers to be able to get parking within the structure. Ms. Thomas will explore whether other municipalities have used density as an incentive and return to the PC with her findings. Solicitor Camp opined that the density levels being considered are not high enough to make underground parking a viable option for a

developer. With commercial going in on the first floor, it was suggested that some convenience parking be available. Planning Commission members took the following factors into consideration when recommending a density number: discouraging redevelopment by making it too difficult to for developers to build anything; taking resident concerns into consideration with regard to road safety, parking issues and increases in population putting a strain on essential services. After a lengthy discussion, Ms. Hashemi made a motion that the Planning Commission recommend a 28 unit per acre density for the Village Business (VB) District and a 16 unit per acre density for the Village Transition (VT) District. Ms. Rothmann seconded the motion. Ms. Hashemi called for public comment. Mark Ward, 205 Dorset, commented on density and underground parking in Berwyn Square. Francine Danenhower, 552 Woodside Avenue, commented on grading at Berwyn Square, density and traffic. Michael DeFlavia, 125 Bartholomew Road, commented on the MPC, the Fritztown development, alignment with Devon and Berwyn, house values and density. Stacey Ballard, 511 Old Lancaster Road, Eadeh Enterprises, commented on the motion and waiting for Ms. Thomas to do research on incentives. She also commented on imposing limits that are becoming too restrictive for developers, and people wanting to use public transportation such as the train. Scott Carpenter, 539 Woodside Avenue, commented on density. Deb Dooling, 736 Berwyn Avenue, commented on density, narrow roads and road safety. Dale Weigand, 564 Watford Lane, commented on density, traffic and Fire and EMS services. He also commented on senior living options. Elizabeth Zachai, 327 Highland Avenue, commented on the number of units, Fair Housing laws and the ability to restrict who lives in the units. Alex Bosco, 118 Spencer Road, commented on density. Ms. Hashemi called for the vote. The motion passed 5-0.

Subdivision and Land Development Plan Applications

A. SD 531 – 178 Lancaster, 4 Midland and 5 Woodside Avenues, Preliminary Subdivision and Land Development Plan – Review of Architectural Renderings and Any Other Information from the Applicant. Mr. Stanish recused himself from this discussion. George Broseman, Rob Lambert and Todd Pohlig were present on behalf of the Applicant. Mr. Briggs gave a summary of this project which was before the Planning Commission at their January 05, 2021 meeting. At that time, the Planning Commission did not approve the plan in a split 2-2-vote. The plan was to go before the Board of Supervisors on January 19 but the applicant withdrew from the agenda in an effort to come back before the PC to share architectural renderings and updated information. The applicant offered an extension of time through February 19, 2021. Mr. Pohlig reviewed design elements, architectural details, loading/unloading, streetscapes and parking while referencing sections of the zoning with which this plan complies. Ms. Hashemi noted that the standard practice of the Planning Commission is to only consider materials submitted by the submission deadline and this plan was not. The Planning Commission discussed the renderings, asked questions and offered their opinions. Ms. Rothmann noted that these renderings don't address her concerns that the building should be matched to the scale of the town and that commercial space could be provided along Lancaster Avenue. She also noted that the view of Woodside and Lancaster wasn't shown and that's where the problem is. Mr. Salvaggio appreciated the renderings which helped him understand how the applicant intends to treat the streetscape and acknowledged they were not required to provide these. Mr. Kharva was in agreement with Mr. Salvaggio's comments. Ms. Hashemi views the building favorably and recognizes that it is bigger than what people are comfortable with. She also noted that it fulfills the vision for what Berwyn could be when the ordinance was changed in 2013. The Applicant hoped that the Planning Commission would make a recommendation on this plan at tonight's

meeting. Mrs. Hashemi called for public comment. Avis Yuni, 231 Waterloo Avenue, commented positively to seeing the architectural renderings, appreciated that the applicant was following the rules, parking concerns and the modern look of the building. Elaine Jenkins Wacey, 1049 Beaumont Road, commented on the scale of the building and would like to see how it will look from different viewpoints. Cheryl Harper, 214 Pheasant Run Drive, commented on the renderings, the existing buildings and commitment to the community. John Murphy, 1132 South Leopard, commented on the artistic renderings and mass of the building. Scott Carpenter, 539 Woodside, commented on the building's size and the transition to the existing community. Michael DeFlavia, 125 Bartholomew, commented on the first plan the applicant submitted; the Comprehensive Plan, community impact; loading dock regulations and fee in lieu. Andrea Davis and Dan Davis 562 Woodside Avenue, commented on their support of the project and the improvement over what is there currently. Bill Friedrich, 425 Newtown Road, commented on streetscape, and the look of the building. The Planning Commission took no action on this project as the materials were not submitted in time for review by the appropriate staff prior to this meeting.

- B. SD 535 1016 Newtown Road (Tiberon) – Minor Final Subdivision and Land Development Plan** – The plan for this 12-lot subdivision was previously approved in 2018. This plan proposes to add a sidewalk around the Prescott Road cul de sac which will also include some associated stormwater work. Scott Emerson was representing the Applicant. The Applicant would like the Township to refund the fee in lieu of sidewalks which had been paid by the former owner. Ms. Hashemi called for a motion. Mr. Stanish made the motion that the Planning Commission supports approval of this plan based on the items noted in the McMahon Review letter of January 28, 2021, the Glackin Thomas review letter of January 25, 2021, Eugene Briggs, Zoning Review Memorandum #1 and the ARRO review letter of January 22, 2021, to include the waivers granted in the first plan and to refund the fee in lieu once the sidewalks are installed. The motion was seconded by Mr. Kharva. Mr. Hashemi called for public comment. There was no public comment. Ms. Hashemi called for the vote. The motion passed 5-0.

Zoning Hearing Board Application:

- A. ZHB 613 – 324 Chester Road** – The Planning Commission reviewed the Zoning Hearing Board application which proposes to install a garage addition on the existing home and have it extend four feet into the front yard setback. Ms. Hashemi opened the floor to the Planning Commission for discussion. The PC noted that since the application was incomplete and the applicant was not in attendance, they would not make a recommendation to the Zoning Hearing Board on this application. Ms. Hashemi called for a motion. Mr. Stanish made a motion that Planning Commission ask Ms. Camp to prepare a letter to the Zoning Hearing Board conveying that the Planning Commission would not be making a recommendation on this application as it was incomplete and the applicant was not in attendance. Mr. Salvaggio seconded the motion. Ms. Hashemi called for public comment. Joan Bergquist, 217 Devon Boulevard, commented positively on the character of the property. Ms. Hashemi called for the vote. The Motion passed 5-0. Ms. Camp commented that the applicant could submit an extension and come back to the Planning Commission if they wish.

Planning Commission Projects/Goals for 2021:

Mr. Briggs and the Planning Commission reviewed the projects that the Planning Commission would like to undertake in 2021 including those that were curtailed by COVID-19 or the Devon Center project:

- 1) Omnibus code amendments
- 2) Reinitiating the work on sidewalk connections and bikeways
- 3) Phase 1 Assessment for Road Diet along Lancaster Avenue
- 4) Berwyn Parking Study
- 5) Historical Commission's Code Amendments
- 6) Educating the Public about Zoning - Mr. Salvaggio will look into presenting a workshop and other ways to educate the public on the zoning process and how it works.

Additionally, Ms. Hashemi, working with Ms. Camp, has put together a draft guideline for Planning Commission Public Meetings to assist the Commission with moving through the meetings more efficiently and how the public can best participate in the public meetings. The draft will be ready for the March meeting.

Mr. Stanish commented on sidewalks.

Public Comment:

Suzanne Martin, 64 Main Avenue, commented on not being able to see Commission members' names.

Announcements:

The next regularly scheduled regular meeting is Tuesday, March 02, 2021 at 7:00 p.m.

Adjournment:

The meeting was adjourned at 10:17 p.m.

Respectfully submitted,

Sharon Norris
Administrative Assistant to the Township Manager