



BOARD OF SUPERVISORS

Special Meeting Minutes – Devon Center Zoning Amendments

February 17, 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, (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. He announced that this meeting is being recorded and made brief remarks regarding meeting protocol.
- 2. Pledge of Allegiance** – Mr. Heppe led the Pledge of Allegiance.
- 3. Review Draft Devon Center District (DCD) Zoning Amending Ordinance** – Mr. Heppe summarized that this meeting is a continuation of the January 26, 2021 Special Meeting to review the DCD draft ordinance. The Board's objectives for tonight's meeting are to give the staff direction on how to update the draft ordinance for consideration at the next meeting. Additionally, he commented that there would be no vote on the ordinance at this meeting.

Mr. Heppe led the discussion beginning with Parking which is being considered at 1.5 spaces per dwelling unit as recommended by the Township's Traffic Engineer, McMahon Associates. After their discussion, the Board requested that Mr. Briggs contact McMahon Associates to further explain the 1.5 spaces recommendation.

Roofs: The Board discussed flat, peak, parapet and mansard roof choices and using a threshold to determine a requirement for when a developer needs to install a non-flat roof.

Drive Through Consideration: After a discussion on drive through's, including what existing businesses would be affected by not allowing them, and the reason for eliminating them (to make the DCD pedestrian-oriented), the Board decided to make drive through's a conditional use.

Townhouse Uses: The Board recommended to include Townhouses as a permitted use in the District.

Architectural Requirements: The Board would like to have the Historical Commission comment on this.

Adjustment of Loading Zone Requirements: The discussion centered on whether the Township's requirements need to be updated. McMahon Associates will be tasked with reviewing this.

R4 Residential: The Board decided to change the zoning of the 2 lots at the Devon Yard and the Devon Horse Show area to R4 and remove them from the draft DCD mapping.

Walkability: The Board had a lengthy discussion on this topic and are interested in looking at the DVRPC plan for the train station. It was noted that the Board should look at other ways of achieving this goal outside of the zoning.

The Board clarified the outstanding issues relating to Accessory Use Standards, Community Center, Unified Development, B&Bs, and Multifamily Designations, so that Mr. Briggs could begin to revise the draft ordinance.

Bike Lane Design Standards: It was discussed that the better place to include this is in the Subdivision and Land Development (SALDO) chapter rather than zoning but the reference will stay in the DCD Ordinance.

First Floor of Multifamily Use: The Board decided that parking should be excluded making the DCD similar to the changes recommended for the Village Business District in Berwyn.

Car Dealerships: The Board discussed the various options available with regard to the car dealerships. Options include: removing them from the DCD and leaving them in the PBO; leaving them in the DCD and making them a Conditional Use; leaving them in the DCD and making them nonconforming. Mr. Heppe called for public comment on this item and the following people commented: Eli Kahn, business owner, 119 Lancaster Avenue; Mark Rhodes, 351 East Conestoga Road, representing Euro Motorcars Devon Mercedes-Benz; Donald Petrosa, 109 Chelsea Drive, Media, representing the Audi/Devon Car Dealership; Joe Kohn, 240 Sugartown Road, Andrew Stohl, attorney representing the Maserati dealer; George Broseman, representing the owners of the property at 28 South Waterloo; and Mark Stanish, 400 Conestoga Road, Township Planning Commission member.

The Board tasked the staff to create two (2) maps: one that includes the three (3) dealerships continuing in the PBO and one that also includes the 28 South Waterloo property staying in the PBO District. Mr. Heppe asked for public comment. Mr. Stohl asked that the decision regarding dealerships include all 3 car dealerships.

Density: The Board discussed the density topic at length. Mr. Mark Stanish stated that the Planning Commission at their meeting, landed at 20 units per acre by doing research. The PC felt that Devon was less dense than Berwyn and therefore, they recommended the density number be lower. Mr. Heppe called for public comment: Joe Kohn, along with Tom Comitta, of Thomas Comitta & Associates, Land Planners,

gave a brief presentation regarding zoning. Their associate, Ed Theurkauf, quickly summarized his presentation regarding the Vision for Devon.

4. Public Comment

Avis Yuni, 231 Waterloo Avenue, spoke about the density number. Mark Stanish clarified a variety of items, Michael DeFlavia, 125 Bartholomew, commented on compromise. Mr. Briggs asked Mr. Kohn for a copy of Mr. Comitta's presentation to include in the Board's next agenda packet.

Mr. Wacey noted that what the Board wants to accomplish cannot be done through zoning changes alone, but beginning with zoning is a good place to start.

5. Adjournment

The meeting adjourned by unanimous consent at 10:45 PM.

Respectfully submitted,

Sharon Norris
Administrative Assistant to the Township Manager