

**EASTTOWN TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
MEETING MINUTES**

FEBRUARY 24, 2020

The special meeting was called to order at 7:30 p.m. by Chair Mary Hashemi. Other members present: Ann Rothmann, Mark Stanish, and Nik Kharva. Also attending: Eugene Briggs., AICP, CZO, Director of Planning and Zoning; Kristin Camp, Esq., Planning Commission Solicitor; and Lisa Thomas, RLA, AICP, LEED, AP, Township Planner.

Review Draft Devon Center Zoning Amendments.

After introducing new Planning Commission member Nik Kharva, Ms. Hashemi stated that the Planning Commission last discussed the draft Devon Center Zoning Amendments on November 13, 2019 and will continue that discussion tonight. The Planning Commission decided upon the following proposed changes to the draft:

1. The proposed Devon Center boundary is to be shifted to exclude the properties of the current Recovery Centers of America property at 235 Lancaster Avenue (UPIs 55-2M-146, 55-3J-1, and 55-2M-147.1), the Surgent Family Partnership property at 237 Lancaster Avenue (UPI 55-3J-2), and the Devon Lanes property at 300 Lancaster Avenue (UPI 55-2M-213).
2. The proposed Devon Center boundary is to be shifted to include the Devon Horse Show large parking lot at 27 Dorset Road (UPI 55-3J-50).
3. The following properties are to be rezoned to R-4: Devon Horse Show small parking lot at 25 Dorset Road (UPI 55-3J-51); Devon Horse Show fairgrounds at 23 Dorset Road (UPI 55-3J-52); and Holder/Lehmann property at 133 Berkley Road (UPI 55-3J-42).
4. The Planned Apartment Overlay District is to be removed from the following parcels: the Devon Horse Show large parking lot at 27 Dorset Road (UPI 55-3J-50); Devon Horse Show small parking lot at 25 Dorset Road (UPI 55-3J-51); Devon Horse Show fairgrounds at 23 Dorset Road (UPI 55-3J-52); and Holder/Lehmann property at 133 Berkley Road (UPI 55-3J-42).
5. Reduce the maximum impervious surface north of Lancaster Avenue to 75% and south of Lancaster Avenue to 65%.
6. Establish the height of parking garages to mirror the Devon Center Overlay District at 30 feet to the top of the parapet.

The Planning Commission also directed Staff to work with its Solicitor to evaluate how the proposed draft amendments impact existing car dealerships and to simplify the setback language.

In the future, the Planning Commission will consider a zoning overlay district to address the unique land use considerations of the Devon Horse Show fairground at 23 Dorset Road (UPI 55-3J-52). After discussion, Ms. Hashemi opened the floor to the Public.

Mary Gallagher, of 213 Dorset Road, sought clarification regarding where parking garages are permissible under the proposed changes.

Mark Ward, of 208 Dorset Road, sought clarification regarding Township communications with Horse Show representatives and allowable uses under the R-4 zoning district.

Bruce Norcini, of 202 Bella Vista Road, sought clarification regarding design standards for parking garages in the proposed district and on the proposed district boundaries.

Kasi Purkiss, of 143 Beaumont Road, stated that she thought the presentation graphics could be better.

Kevin Hamill, of 102 Exeter Road, sought clarification regarding the capital investment of the project and its purpose.

Joseph Kohn, Esq., of 240 Sugartown Road and representative of 120 residents in the Township, commented on the project, including the proposed allowable density, uses such as fast food restaurants, street design elements, and the district boundary. He then introduced Tom Comitta who commented on the proposed allowable density and its potential for unintended consequences.

Avis Yuni, of 231 Waterloo Avenue, asked to reconsider having parking garages within the district, even if it is through the conditional use process.

Joan Loughran, of 306 South Valley Forge Road, commented on allowing multi-family homes in the district and issues with lighting and stormwater runoff.

A resident from Malvern stated that the Township should consider subterranean parking garages.

Announcements

The next regularly scheduled Regular Meeting is on Tuesday, March 03, 2020 at 7:00 p.m.

Adjournment

The meeting adjourned at 08:59 p.m.

Respectfully submitted,



Eugene C. Briggs
Recording Secretary