

**EASTTOWN TOWNSHIP PLANNING COMMISSION
REGULAR MONTHLY MEETING
MEETING MINUTES**

March 03, 2020

The regular meeting was called to order at 7:01 p.m. by Chair Mary Hashemi. Other members present: Ann Rothmann and Mark Stanish. Also attending: Eugene Briggs, AICP, CZO, Director of Planning and Zoning; Kristin Camp, Esq., Planning Commission Solicitor; Bryan Kulakowsky, PE, Township Engineer; and Mark Harmon, P.G., Township Geologist.

February 04, 2020 Meeting Minutes

On a motion by Ms. Hashemi and seconded by Ms. Rothmann, the Commission unanimously approved the meeting minutes from February 04, 2020. There were no comments from the public.

SD 526 – 422 Waterloo and 205 Exeter Roads – Preliminary/Final Subdivision and Land Development Plan

The Applicant proposes to subdivide two residential lots into four residential lots for the construction of two new single-family dwellings. Ted Babiy, and Anne Marie Quinn were in attendance representing the Applicant. Mr. Kulakowsky and Mr. Harmon outlined their site assessment for the presence/absence of wetlands and watercourses and determination that wetlands were not identified, but a watercourse does exist. Mr. Babiy advised, based on this determination, he is consideration asking for relief from the 50-foot Riparian Buffer requirement or to demolish the Class 1 Historic Resource. Discussion ensued regarding these options and the Planning Commission made no recommendation. There were no comments from the public.

SD 528 – 601/631 Lancaster Avenue – Preliminary Subdivision and Land Development Plan

Ms. Hashemi announced that the Applicant withdrew from tonight's agenda.

ZHB 598 – 610 Dorset Road

The Applicant is proposing to construct a pool, patio, and porch. A variance is requested from Sections 455-14.A. and F. to increase the nonconforming impervious surface from 16.7% to 24% where the maximum allowable Impervious Surface is 13.5%. Lindsay Dunn, Esq., was in attendance representing the Applicant. Ms. Hashemi opened the floor to the Commission for discussion. After discussion, Ms. Hashemi opened the floor to the public and there was no comment.

On a motion by Ms. Rothmann, and seconded by Mr. Stanish, the Commission unanimously voted to not support the Applicant's request, but rather support the grant of a variance to allow up to 18.5% impervious surfaces contingent on Applicant meeting their burden of proof for the criteria for the grant of a variance, including a hardship and the absence of adverse stormwater impact from the additional impervious surfaces.

ZHB 599 – 2240 South Valley Road

The Applicant proposes to install 32 linear feet of fence. A variance is requested from Section 455-36.A.(2) to allow a fence to be installed within the street right-of-way, where no fence is permitted to be installed between the street right-of-way and the cartway. Cas Holloway was in attendance representing the Applicant. Ms. Hashemi opened the floor to the Commission for discussion. After discussion, Ms. Hashemi opened the floor to the public and there was no comment.

On a motion by Mr. Stanish, and seconded by Ms. Rothmann, the Commission unanimously voted support the variance.

ZHB 600 – 2244 South Valley Road

The Applicant proposes to install 32 linear feet of fence. A variance is requested from Section 455-36.A.(2) to allow a fence to be installed within the street right-of-way, where no fence is permitted to be installed between the street right-of-way and the cartway. Cas Holloway was in attendance representing the Applicant. Ms. Hashemi opened the floor to the Commission for discussion. After discussion, Ms. Hashemi opened the floor to the public and there was no comment.

On a motion by Mr. Stanish, and seconded by Ms. Rothmann, the Commission unanimously voted support the variance.

Village of Berwyn and Easttown Library Parking Study Recommendations.

Mr. Stanish suggested that since Mr. Kharva was not in attendance that this item be tabled until a future meeting and the Commission agreed.

Introduction of Candidates for Planning Commission Vacancy.

On January 07, 2020, John McCarty resigned from the Planning Commission. At its January 21, 2020 meeting, the BOS announced this vacancy and asked interested residents to submit emails/letters of interest to the Township by February 14, 2020. John Donlevie, Mike Dwyer, Sarah Henry, Manny Menendez, Fred Pioggia, and Paul Salvaggio were in attendance and introduced themselves to the Commission. The Planning Commission will consider these candidates and make a recommendation to Board of Supervisors regarding appointment.

Public Comment

There was no comment.

Announcements

The next tentatively scheduled Workshop is Tuesday, April 07, 2020 at 6:30 p.m. and the next regularly scheduled Regular Meeting is Tuesday, April 07, 2020 at 7:00 p.m.

Adjournment

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Eugene C. Briggs", with a long horizontal flourish extending to the right.

Eugene C. Briggs
Recording Secretary