

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

**October 06, 2020**

The regular meeting was called to order at 7:00 p.m. by Chair Mary Hashemi. Other members present: 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, Michael Gill, Esquire, Planning Commission Solicitor; Bryan Kulakowsky, PE, Township Engineer; Lisa Thomas, RLA, AICP, LEED AP, Township Planner; and Chris Williams, PE, Township Transportation Engineer.

Mrs. Hashemi explained how correspondence from the public is received and distributed to the Planning Commission. She stated that correspondence for the Planning Commission should either be mailed to [easttown@easttown.org](mailto:easttown@easttown.org) or mailed/hand delivered to the Township office. This correspondence will be collected and then delivered to the Planning Commission in its agenda packet prior to the next meeting.

Mr. Gill advised that Act 15 allows the Planning Commission to meet virtually through an authorized communications device, such as GoToWebinar. Consequently, the Planning Commission's meetings held virtually through GoToWebinar are not a violation of the Sunshine Act and there is nothing unlawful meeting in this manner.

### **September 01, 2020 Regular Meeting Minutes**

Ms. Hashemi asked the Planning Commission Members if they had any edits to the draft minutes. Mr. Salvaggio asked that the duplicate word "discussion" be deleted from the minutes. On motion by Ms. Hashemi and seconded by Ms. Rothmann, the September 01, 2020, minutes were unanimously approved as revised.

### **Multifamily Buildings Zoning Amendment Resident Petition**

Mr. Briggs explained that on February 26, 2020, the Township received a petition to amend Section 455-64 of the Township Code to delete the phrase, "except in the Village of Berwyn Districts, where the zoning standards contained in Article V shall apply." At the September 21, 2020, Board of Supervisors meeting, the Board voted to send this petition to the Planning Commission for review and comment.

Mr. Joseph Kohn, resident and attorney representing a number of residents, and Mr. Tom Comitta, President of Tom Comitta and Associates, Town Planners and Landscape Architects, gave a presentation on this proposed zoning amendment. Ms. Hashemi opened the floor to the Planning Commission for discussion. After discussion, Ms. Hashemi opened the floor to the public. Stacey Ballard of 72 Main Avenue, Mike DeFlavia of 125 Bartholomew Road, Kevin Marks of 537 Midland

Avenue, John Leone of 17 Woodside Avenue, Francine Dannenhower of 552 Woodside Avenue, Debra Dooling of 736 Berwyn Avenue, and Scott Carpenter of 539 Woodside Avenue commented on the petition. The Planning Commission took no action and plans to discuss it at its next regular meeting.

### **Village Business Zoning Amendment Planning Commissioner Proposal**

Ms. Rothmann presented her zoning amendment proposal to Section 455-21.A.5 to require nonresidential uses on the ground floor of multifamily buildings along Lancaster Avenue within the Village Business Zoning District. The Planning Commission discussed and recommended that the Board of Supervisors consider proceeding with the adoption of a draft amendment to Section 455021.A.5 as follows:

“Dwelling, multifamily, provided that dwelling units shall not occupy more than 40% of the ground floor of any building which has frontage upon Lancaster Avenue. Not less than 60% of the ground floor of each building having frontage upon Lancaster Avenue shall be devoted to a combination of the following uses:

- (a) Nonresidential uses permitted by-right in the Village Business District (VB); and
- (b) Facilities for the residents of the multifamily dwelling in which the building is located including, but not limited to, a leasing office, athletic facility, laundry facility, mailroom, lobby, lounge area, game room, and other similar facility customarily associated with apartment units.”

The motion was made by Ms. Rothmann, seconded by Mr. Salvaggio and the vote was unanimous.

### **SD 510A – 15 Leopard Road – Final Minor Subdivision Plan**

Mr. Briggs explained that this is the second time the Planning Commission will be reviewing the Final Plan, but this submission is from a new applicant picking up from where the previous applicant left off. The Applicant proposes to subdivide the property into two lots with the proposed property line following the Village Business/Village Residential Zoning District Boundary. Land development is not being proposed at this time.

Mr. George Broseman, Esquire, representing the Applicant, discussed the details of the project. Ms. Hashemi opened the floor to the Planning Commission for discussion. After discussion, Ms. Hashemi opened the floor to the public. Joseph Russo a resident of Trinity House, Theresa Banks of 840 Potter Avenue, Rachel Knight who is not a resident and Carol Waite who is not a resident asked the Applicant for clarification on various aspects of the Plan. The Planning Commission suggested that the Applicant clean up the plan and return with a revised plan. The Planning Commission took no action.

### **Public Comment**

Scott Emerson of Bentley Homes commented on its desire to amend the approved 1016 Newtown Road Plan to install sidewalks along the Prescott Road extension.

## **Announcements**

The next special meeting for Devon Center Zoning Amendments is scheduled for Tuesday, October 27, 2020 at 7:00 p.m. and the next Regular Meeting is scheduled for Thursday, November 05, 2020 at 7:00 p.m.

## **Adjournment**

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Sharon Norris  
Administrative Assistant to the Township Manager