

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

November 13, 2019

Call Meeting to Order

The special public meeting was called to order at 7:01 p.m. by Chairman Mark Stanish. Other members present: Mary Hashemi, John McCarty and Ann Rothmann. Also attending: Eugene C. Briggs, Jr., AICP, CZO, Assistant Township Manager/Director of Planning and Zoning/Zoning Officer, Kristin Camp, Esquire, Planning Commission Solicitor, and Lisa Thomas, RLA, AICP, LEED, AP, Township Planner.

Mr. Stanish welcomed everyone, advised that the meeting is being recorded, and announced that Tim Brennan has resigned from the Planning Commission and thanked him for his years of service.

October 16, 2019 Special Meeting Minutes

There were no comments. On a motion by Ms. Hashemi, seconded by Ms. Rothmann, the Planning Commission unanimously approved the meeting minutes from October 16, 2019.

Review Draft Devon Center Zoning Amendments

Mr. Stanish turned over the meeting to Ms. Thomas who lead the discussion on the draft zoning amendments for the Devon Center District. She presented the five zoning options available to address the Devon Horse Show grounds as part of this Zoning amendment project. They are to: 1) retain the current R-3 Zoning District and Planned Apartment Overlay; 2) retain the current R-3 Zoning District and Planned Apartment Overlay and add an Equestrian Event Use as a by-right use in the R-3 Zoning District; 3) include the Horse Show Properties in the Proposed Devon Center Zoning District; 4) retain the current R-3 Zoning District, remove the Planned Apartment Overlay, and create a New Equestrian Event Overlay; or 5) remove the current R-3 Zoning District, remove the Planned Apartment Overlay, and create a New Equestrian Event Zoning District. The merits of each option were discussed with emphasis on which of the three Devon Horse Show properties should be considered and how a parking garage could be treated as either a principle or accessory use. Mr. Stanish opened the floor to public comment on how to zone the Devon Horse Show properties.

Vincent Donohue, Devon Horse Show attorney, stated that the Devon Horse Show's primary zoning concerns are with the Fairground and not the parking lots west of Dorset Road, but its preference is for Dorset Road to be the boundary of the proposed Devon Center Zoning District and for Option 4.

Mark Ward (208 Dorset Road), Bruce Norcini (202 Bella Vista Road), Liz Ward (208 Dorest Road), Margaret Wiederseim (186 Steeplechase Road), James Wolitarsky (335 Chester Road), Joan Bergquist (217 Devon Boulevard), and Jay Jennings (212 Dorset Road) shared

thoughts and concerns about putting the Devon Horse Show into a conservancy, the need for the Devon Horse Show's desired garage, staying focused on big picture zoning issues, parking for the Devon Train Station, and keeping R-3 Zoning in place to protect against the Devon Horse Show's desired garage.

Joe Kohn (240 Sugartown Road) stated that he prefers the Equestrian Event Overlay for the Fairgrounds, stated that the Township Comprehensive Plan does not identify parking needs in Devon, and offered assistance to draft the Equestrian Event Overlay. Mr. Kohn provided the Planning Commission with a Devon Horse Show parking assessment from WGI consultants.

Ms. Thomas then walked the Planning Commission through sections of the draft amending ordinance. Mr. Stanish questioned if the proposed maximum allowable impervious surfaces of 85% on the north side and 75% on the south of Lancaster Avenue should be reduced to 65% to allow more green space. Ms. Thomas offered that establishing a building coverage maximum is an option to consider. Ms. Rothmann asked if the proposed maximum allowable height of 40 feet should be increased if building coverage is proposed. She also questioned if the impervious surfaces within the required public open space should remain excluded from the impervious surface calculations. Lastly, she questioned if density should be revisited with consideration of adding a dwelling unit per acre maximum.

Avis Yuni (231 Waterloo Avenue) and Mr. Ward shared thoughts and concerns about having a dwelling unit per acre maximum control density, decreasing the impervious surface maximums, by-right vs. condition use for parking garages, the history of the Township's Chester County Vision Partnership Grant and associated costs, and the Township's right-to-know process.

Mr. Kohn questioned following global zoning trends on transit oriented development as Easttown is different and should be treated as such. He offered that eight dwelling units per acre is maybe outdated and perhaps 12 dwelling units per acre is better.

Announcements

The next tentatively scheduled Workshop Tuesday, December 03, 2019 at 6:30 pm. and the next scheduled Regular Meeting is Tuesday, December 03, 2019 at 7:00 p.m.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,



Eugene C. Briggs, AICP, CZO
Recording Secretary