

**EASTTOWN TOWNSHIP PLANNING COMMISSION
WORK SESSION
MEETING MINUTES**

March 1, 2016

Work Session Meeting

The work session was called to order at 6:30 p.m. by Chairman Mark Stanish. Other members present: John McCarty, Mary Hashemi, Tim Brennan, Mike Cappelletti. Also attending: Eugene Briggs, Assistant Township Manager/Zoning Officer, Kristin S. Camp, Esquire, Solicitor, Kevin McAghon, P.E., Township Engineer.

The Planning Commission discussed the subdivision application for 435 Beaumont Road. Mary asked if they were proposing to disturb any floodplain areas. Mark responded that they are not. The members then discussed Applicant's request for a waiver from the requirement to install sidewalks. The members expressed differing viewpoints on this request but were generally supportive of the waiver if Applicant paid a fee in lieu for at least one of the road frontages.

The Commission reviewed the other applications on the agenda.

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

March 1, 2016

The regular meeting was called to order at 7:00 p.m. by Chairman Mark Stanish. Other members present: John McCarty, Mary Hashemi, Tim Brennan, Mike Cappelletti. Also attending: Eugene Bruggs, Assistant Township Manager/Zoning Officer, Kristin S. Camp, Esquire, Solicitor, Kevin McAghon, P.E., Township Engineer.

1. **Approval of Minutes from the February 2, 2016 Meeting.**

The Planning Commission unanimously approved the Minutes.

2. **Subdivision and Land Development Plan Applications.**

a. **SD 507 – 435 Beaumont Road – Final Minor Subdivision Plan**

This subdivision plan proposes to reconfigure four lots (three vacant and one residential) into two residential lots for the construction of a new single-family detached dwelling. Thatcher Brown, the owner of the property, presented the plan and explained the goal to create one lot to convey to his daughter to build a home. Dave Fiorello the project engineer reviewed the plan and addressed some of the comments in the Township consultant letters. He indicated that additional perc tests have been completed for the on lot septic system and for the stormwater management facilities. The perc tests were favorable and he believes appropriate stormwater facilities can be designed.

Mr. Brown advised the Commission that they have planted over 1000 trees on the lot since they have owned the same and are willing to replace certain oak trees that will have to be removed to install the driveway.

The Commission discussed the waiver request for sidewalks. Mark, Tim, Mike and John support a waiver provided that Applicant pay a fee in lieu of sidewalk for the Church Road frontage. Mary does not support the waiver and prefers to see sidewalk installed on Beaumont Road where it would lead to the elementary school. Mr. Brown does not believe that sidewalks are appropriate in this neighborhood and doesn't believe it is appropriate to request a fee in lieu of sidewalk.

The Planning Commission approved a motion to recommend that the Board of Supervisors grant final/minor subdivision plan approval subject to Applicant's compliance with the following conditions:

- Comply with the Township Engineer review letter dated February 22, 2016;
- Comply with the Township Landscape Architect review letter dated February 19, 2016; and

- Comply with the Township Transportation Engineer review letter dated February 19, 2016.

The Planning Commission also recommended that the Board grant waivers from the following sections of the Subdivision and Land Development Ordinance:

- §400-34.A to not require Applicant to widen Church Road and Beaumont Road to a total half cartway width of 14 feet;
- §400-41 to not require curb and sidewalks along Church and Beaumont Road;
- §400-58 to not require Applicant to provide public facilities to be used by residents of the development; and
- §400-68 to not require concrete monuments at all changes in directions of the boundary of the property being subdivided.

The Planning Commission's recommendation to grant a waiver of the requirement to install sidewalks is conditioned upon Applicant paying a fee in lieu of sidewalk for the portion of lot 2 which fronts along Church Road.

b. Sketch Plan – 214 Lancaster Avenue

This sketch plan proposes to demolish a portion of the existing parking lot and construct a three level parking garage addition housing a vehicle storage area, 10 service bays, and vehicle delivery area for the EuroMotorcars Devon. Mark Rhodes, Esquire, Philip Miller, the General Manager, Bob Plucinek, P.E. and John Penny, the architect, made a presentation to the Commission. Mr. Miller explained that the dealership needs to store more inventory of vehicles on their lot and in order to do so intend to build a 3 story parking garage. Because of the topography of the site, the garage will appear to be 2 levels from Waterloo Road. The height is below 35 feet. There will be 5 parking areas in the garage to be used to show vehicles to new buyers. They also propose 10 future service bays. The architecture is similar to the service building with stone pillars. Applicant requires a variance from the maximum impervious cover requirement. The plan has 64% impervious cover today and proposed 66.9 %. The Ordinance allows 65%. The general consensus of the PC members was to not support the variance request. The PC members urged the Applicant to remove existing impervious cover and replace it with green space in order to meet the coverage limits. Mr. Miller explained that the site does have a storm ditch that runs through the site and the lot is irregular in shape. He believes the lot characteristics support the need for a variance.

3. Zoning Permit Application.

a. Class 1 Historic Resource Demolition Permit – 259 Foxall Lane

Applicant proposes to demolish portions of the existing residence to construct a second floor over the garage. Map 6 of the 2001 Easttown Township Comprehensive Plan identifies the dwelling as a Class 1 Historic Resource. In accordance with Section 455-44.C.(1), “No Class 1 or Class 2 historic resource shall be demolished, in whole or in part, whether deliberately or by neglect, including removal or stripping of any historically or architecturally significant exterior features, unless a permit is obtained from the Zoning Officer.” The Historical Commission reviewed the application for demolition on February 10, 2016 and recommended approval. The Planning Commission has no objection to the issuance of a permit to demolish a portion of the existing dwelling on the Property and to alter the same consistent with the materials presented to the Township with the application and consistent with the architectural renderings prepared by Warren Claytor Architects.

3. **Adjournment.** Meeting was adjourned.

Respectfully submitted,

Kristin Camp, Esquire
Planning Commission Solicitor