

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

May 3, 2016

Work Session Meeting

The work session meeting was called to order at 6:40 p.m. All Planning Commission Members were present. Planning Commission discussed the matters that were on the regular meeting agenda.

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

April 5, 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, and Mike Cappelletti. Also attending: Eugene C. Briggs, Jr., AICP, Assistant Township Manager/Zoning Officer, Lisa Thomas, RLA, AICP, LEED AP, Township Landscape Architect, and Kristin Camp, Esquire, Solicitor.

Approval of Minutes from the April 5 and 6, 2016 Meetings

Motion by Mr. Brennan and second by Mr. McCarty to approve the meeting minutes from April 5 and 6, 2016; unanimously approved.

Joe Kohn, of 240 Sugartown Road, noted his objection to not having been able to view the draft minutes prior to approval.

Consistency Consideration of Revised Draft Devon Center Overlay District Ordinance with Township Comprehensive Plan.

Ms. Camp introduced this item to the Planning Commission. The Commission recommended approval of the proposed Devon Center Overlay District Ordinance at a Special Public Meeting on April 6, 2016. At this Special Public Meeting, the Commission agreed to discuss how the proposed Ordinance is consistent with and desirable in furtherance of the Township Comprehensive Plan at its May 3 Regular Meeting. Upon conclusion of tonight's discussion, the Commission shall transmit to the Board of Supervisors its conclusions of consistency. These conclusions will memorialize the public discussions that the Planning Commission has had throughout the process of the application.

Mr. Briggs outlined and the Commission discussed the following comparisons with the *2001 Comprehensive Plan of Easttown Township* (Comp Plan) and the proposed Devon Center Overlay Ordinance, March 2016 (Ordinance):

1. Public Improvements, as determined by The Community Survey:

Comp Plan, page 50: The recommendation for "[i]mproved traffic circulation and pedestrian safety" is consistent with "Devon Center Design Standards" in proposed Ordinance, Section 455-33.1.D(4) Site and Building Design/Development Guidelines.

Comp Plan, page 50: The recommendation for "[m]ore parking, streetscape and lighting improvements in the Berwyn and Devon business districts" is consistent with "Devon Center

Design Standards” in proposed Ordinance, Sections 455-33.1.D(1) Off-Street Parking and 455-33.1.D(4) Site and Building Design/Development Guidelines.

2. Circulation, as determined by The Community Survey:

Comp Plan, page 50: The recommendation for “[m]ore parking and streetscape improvements in the Berwyn and Devon business districts” is consistent with “Devon Center Design Standards” in proposed Ordinance, Sections 455-33.1.D(1) Off-Street Parking and 455-33.1.D(4) Site and Building Design/Development Guidelines.

3. Land Use and Zoning:

Comp Plan, page 51: “It is therefore generally recommended that the existing zoning districts and density requirements remain. The exception to this is the recommended creation of a new zoning district at the east end of Rt. 30 to provide for high density mixed use residential and commercial development” is consistent with definition of “Unified Development” in Section 14 of proposed Ordinance.

4. Land Use and Zoning, recommendations:

Comp Plan, page 51: “Traditional shopping areas such as Berwyn and Devon should be improved and maintained providing greater pedestrian-scale amenities and adequate parking facilities” is consistent with “Devon Center Design Standards” in proposed Ordinance, Sections 455-33.1.D(1) Off-Street Parking and 455-33.1.D(4) Site and Building Design/Development Guidelines.

5. Circulation, recommendations:

Comp Plan, page 53: “Pursue intersection improvements – such as traffic signalization, turn lanes, signage and sight distance improvement – at problem intersections indicated on Map 10, the Township Circulation Plan” is consistent with the expected intersection improvements at the intersection of Waterloo Road and Route 30 through Applicant’s Traffic Impact Study, triggered through the Land Development process. This intersection is indicated as a problem intersection on Map 10.

6. Planning Area Recommendations:

Comp Plan, page 53 - 59: The proposed overlay district is in “Planning Area 5, East Commercial” on Map 8. This Planning Area, along with Planning Area 4, “represent the commercial core of Easttown Township” (53) and its “primary objective [...] relates to creating a mixed-use development to stimulate commercial activity” (59). This is consistent with “Purpose and application of regulations” and “Use Regulations” in Sections 455.33.1(A) and (b) DC – Devon Center Overlay District of proposed Ordinance.

Comp Plan, page 60: Planning Recommendations “Planning Area 5, East Commercial” are as follows:

“An East Gateway mixed-use development zoning district should be created to include the area bounded by Waterloo Road on the [west], South Valley Forge Road on the [east], the Devon Train Station property on the north, and Berkley Road on the south. Utilizing “Traditional Neighborhood Design” or other zoning techniques, this new district should provide high density residential development and complimentary commercial uses and provide design standards to improve visual quality of the street and landscape along this east gateway to the Township.” This recommendation is consistent with “Purpose and application of regulations” and “Use Regulations” in Sections 455.33.1(A) and (B) DC – Devon Center Overlay District of proposed Ordinance.

“Review performance of recent zoning ordinance changes that require improved design and landscaping standards for commercial development along Route 30 and suggest possible revisions.” This recommendation is consistent with Sections 455-33.1.D(1) Off-Street Parking and 455-33.1.D(4) Site and Building Design/Development Guidelines of proposed Ordinance.

“Some intersections are safety hazards. Intersections improvements – such as traffic signalization, turn lanes, signage and sight distance improvement – should be pursued in order to improve circulation and safety at these locations. [This includes] Waterloo Road and Route 30”. This recommendation is consistent with the expected intersection improvements at the intersection of Waterloo Road and Route 30 through Applicant’s Traffic Impact Study, triggered through the Land Development process.

Lois Pogyor, of 223 Devon Boulevard, sought clarification regarding the application process and expressed her dissatisfaction with the proposed development.

Mark Ward, of 208 Dorset Road, sought clarification regarding the proposed zoning amendment and a change in ownership of a relevant property.

Joe Wajdula, of 185 Beaumont Road, noted that he believes the impervious coverage of the proposed development, as allowed under the draft ordinance, seems excessive.

Joe Kohn, of 240 Sugartown Road, disagreed with the Commission’s assessment that the draft ordinance is consistent with the Township’s 2001 Comprehensive Plan.

Joan Bergquist, of 217 Devon Boulevard, also disagreed with the Commission’s assessment that the draft ordinance is consistent with the Township’s 2001 Comprehensive Plan.

Motion by Mr. Cappelletti and second by Mr. Brennan to authorize staff to submit a written summary of the Planning Commission’s assessment that the proposed Devon Center Overlay Ordinance, March 2016 is consistent with the *2001 Comprehensive Plan of Easttown Township*; unanimously approved.

Announcements

Next tentatively scheduled Workshop is Tuesday, June 7, 2016 at 6:30 p.m.

Next regularly scheduled Regular Meeting is Tuesday, June 7, 2016 at 7:00 p.m.

A Comprehensive Plan Task Force Open House will take place on Wednesday, June 15, 7 to 9 p.m. at Beaumont Elementary School (575 Beaumont Road).

Respectfully submitted,

Kate Jones
Recording Secretary