

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

October 4, 2016

Work Session Meeting

The work session meeting began at 6:30 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**

October 4, 2016

The regular meeting was called to order at 7:00 p.m. by Chairman Mark Stanish. Other members present: Tim Brennan, John McCarty, Mary Hashemi, and Mike Cappelletti. Also attending: Eugene C. Briggs, Jr., AICP, Assistant Township Manager/Zoning Officer, Lisa Thomas, Township Planner, AICP, RLA, LEED AP, and Kristin Camp, Esq., Solicitor.

Chairman Stanish announced that the Applicant for the 4 Midland Ave project has requested that the Application be tabled to a future meeting.

Approval of Minutes from the September 6, 2016 Meeting

Motion by Mr. Cappelletti, seconded by Mr. Brennan, and carried unanimously to approve the meeting minutes from September 6, 2016.

Devon Center Overlay District Zoning Amendment Presentation

Chairman Stanish updated the Commission on this project. On September 21, 2016, the Township received a revised petition from Anthropologie, Inc. (Applicant) to amend Easttown Township's Zoning Chapter 455 with the Devon Center Overlay District. The Applicant for Devon Yard will be presenting the new draft Devon Center Overlay Ordinance tonight. Because the Township did not receive the Application in time for review by Township Consultants and Staff, the Commission is asking that the Applicant present tonight for the benefit of the public and that a full public meeting will be held at Beaumont Elementary School on Tuesday, October 25, 2016 for the Planning Commission and the public to comment on the Application.

Louis J. Colagreco, Jr., Applicant Counsel, introduced the Application on behalf of the Applicant and explained the changes that have been made to the draft Devon Center Overlay District ordinance (Overlay District) since the Planning Commission reviewed the prior version on April 6, 2016. These changes include increased setbacks and a reduction in overall building square footage and the removal of multi-family use in the Unified Development. In the last plan, the proposed square footage of the development was 260,000 and it has been reduced to 48,000. The setback requirements are now 40 feet from right of ways in the Unified Development. In addition, the proposed structured parking development has been removed but, should the need arise in the future, the Overlay District does allow for one along Devon Boulevard.

David Ziel, Applicant, added that the proposed plan has been scaled down in several ways for the Unified Development within the Overlay District. The parking is all surface now. The multi-family component has been removed. The restaurants have been reduced from two stories to one. There is a venue for small events that is not planned to accommodate more than 100 guests per event.

Sketch Plan – 631 Lancaster Avenue (Fritz Lumber Property)

Chairman Stanish introduced this project to the Commission. The Applicant proposes the demolition of the existing buildings and construction of three mixed-use buildings with a total of 42 residential dwelling units, 19,120 square feet of commercial space, and a parking garage.

Stacey Ballard of Eadah Enterprises was in attendance representing the Applicant. All existing buildings onsite will be demolished to construct three mixed use buildings with first floor commercial space and mostly one bedroom apartments on second and third floors. The buildings will be designed to fit the area's architectural traditions, with brick facades and old-fashioned details such as tall, vertical windows and arches. In addition, the Applicant is contemplating the addition of a distressed Fritz Lumber mural to pay tribute to the former property owner. The Applicant is providing courtyard space and will work with PennDOT and the Township to create 12 foot-wide landscaped sidewalks along Lancaster Avenue. The Applicant will seek relief from rear and side yard setbacks and for a reduction of 161 required parking spaces to 140.

Chairman Stanish stated the sketch plan captures the downtown Berwyn area. He asked the Applicant if she had a dedicated area onsite for deliveries and for trash. His concern is if, with a parking deck, trucks providing delivery or trash services can be accommodated. He also noted that Township Code has specific setbacks for properties abutting railways.

Mr. McCarthy stated that he likes the concept and the style of the building.

Mr. Brennan asked about how the project will tie-in to the existing Eadah property abutting the eastside of the project. He also requested that the Applicant try to put parking closer to the building on the west side of the property.

Mr. Cappelletti requested renderings of the property and added that this project is great opportunity for Berwyn. He also expressed concern over the lack of a delivery loading area.

Ms. Hashemi discussed the potential for outdoor dining and public seating.

Chairman Stanish opened the floor to the public.

Mark Ward, of 208 Dorset Road, thanked the Applicant for maintaining the appropriate vernacular for the site.

Anna Sicalides, Chair of the Township's Historical Commission, stated that the Applicant has expressed interest in meeting with the Historical Commission at a future meeting.

Michael Luebbert, of 560 Kromer Avenue, said that he thinks the sidewalk proposal is great. He asked if the Applicant is proposing to soften the view between the train tracks and the adjacent north side neighborhood through landscaping.

Sketch Plan – 311 Lancaster Avenue (Maserati of the Main Line)

Chairman Stanish updated the Commission on this item. The Applicant proposes the partial demolition (2,878.70 square feet) of the existing Automotive Sales/Repair Building and the construction of three new additions for a showroom, service entrance, and mechanical room totaling 5,054 square feet.

Jennifer Wonder, Esq. and Keith Leiberman, PE were in attendance representing the Applicant. Maserati purchased the property adjacent to its current dealership, which has become a vacant eyesore, to expand service. The Applicant intends to add more lift space and a showroom for the electric automobile brand, Fiska Karma. This showroom will not require onsite inventory. The new building is proposed to be two stories. This lot is already non-conforming, and the Applicant has continued to work with the Planning Commission to best adapt the site to its needs while respecting the neighborhood. Landscaping will be increased as well as additional buffers in front and rear and fencing on sides. The Applicant will seek a waiver for 22 parking spaces. The impervious surface is proposed at 88%, but this will not make the existing nonconformity of the property worse.

Mr. Stanish expressed that the Commission is very concerned with landscaping at the Township's car dealerships. He also stated the lack of onsite delivery for car dealerships is problematic township-wide, as trucks often offload inventory from Route 30. The Applicant stated that this dealership does not have inventory. Cars are customized and delivered directly to customers.

Mr. Cappelletti asked about the current onsite stormwater management. The Applicant stated that there is none and that they will make improvements.

Mr. McCarthy stated his issues include green space along the Route 30 corridor and a lack of parking.

Ms. Hashemi expressed concern over the Applicant petitioning for a sign variance to the Zoning Hearing Board later in the process.

Mr. Brennan stated that he is interested in seeing greenspace along Route 30 and sought clarification regarding Maserati Dealership practices.

Chairman Stanish opened the floor to the public.

David Stewart, of 319 Dundee Place, asked the Applicant to keep lighting to a minimum to accommodate properties on the north side of the railway.

Joe Wajdula, of 185 Beaumont Road, stated that he would like to see premium landscaping, such as what is being discussed here, all over the Township and specifically with the Devon Yards project.

LD 109 – 4 Midland Avenue – Final Land Development Plan

Tabled at the request of the Applicant.

SD 511 – 2223 and 2225 White Horse Road – Minor Final Subdivision Plan

Chairman Stanish introduced this item to the Commission. The Applicant proposes to convey 40,000 square feet of 2223 White Horse Road to 2225 White Horse Road.

Dave Shula, PE was in attendance representing the Applicant. The Applicant, David Hucker, was also present. Mr. Hucker explained that the lot line change better suits the needs of each property and that these lots will be preserved as single family homes in perpetuity through conversation.

The Commission requested the Applicant grant the Township an easement, as recommended by the Township's Engineering Consultant, the ARRO group.

There were no comments from the public.

On a motion by Mr. Cappelletti, and seconded by Mr. McCarthy, the Commission unanimously recommended Minor Final Subdivision Plan SD 511 -2223 and 2225 White Horse Road with the following waivers:

- Section 400-23.C(7) to not require the boundary survey to tie into the Pennsylvania Coordinate System;
- Section 400-34 to not require a minimum half cartway width of 14 feet along Whitehorse Road;

- Section 400-41 to not require curbs and sidewalks along Whitehorse Road frontage;
- Section 274-28.A(2) to not require the location, trunk diameter and species to be noted for all individual free standing trees that are 6" inches dbh on a wooded lot; and
- Section 274-28.A(3) which requires a calculation to be provided on the Conservation Plan indicating whether or not the proposed lot is a wooded lot.

The recommendation is subject to Applicant's compliance with the outstanding conditions in the following Township consultant review letters: ARRO's review letter of September 27, 2016, subject to further comments set forth below and Lisa Thomas' review letter of September 27, 2016. The Planning Commission also supports ARRO's suggestion that Applicant be requested to dedicate additional right of way across the adjacent property at 2227 Whitehorse Road to create a 25 foot half right of way width provided that by dedicating such additional right of way, the lot does not become nonconforming.

ZHB 552 – 15 Leopard Road

Chairman Stanish introduced this item to the Commission. The Applicant proposes to subdivide a 7.9 acre tract with a 133 dwelling unit multi-family building into two lots with one lot of 1.43 acres being created with no land development proposed and a second lot of 5.39 acres being created for the existing multi-family building. Applicant requests an appeal of the Zoning Officer's determination that the VB/VR Zoning District Boundary drawn by the Applicant across the 7.9 acre tract was not drawn correctly (Section 455-10.C) and that Sections 455-13.A; 14.C; 24.A; and 124.B prohibit the creation of new lots that do not comply with the Zoning Ordinance's applicable dimensional standards.

Chairman Stanish opened the floor to the public.

Theresa Banks, of 840 Potter Avenue, asked for clarification regarding the Zoning Officer's determination.

Maxine Washington, of 50 Walnut Avenue, expressed concern over traffic congestion, neighborhood gentrification, safety, and streetscape aesthetics.

On a motion by Mr. McCarthy, and seconded by Mr. Cappelletti, the Commission unanimously recommended that the Board of Supervisors oppose Zoning Appeal ZHB 552 - 15 Leopard Road and request for variance and support the Zoning Officer's determination dated July 26, 2016.

ZHB 553 – 105 Spencer Road

Chairman Stanish introduced this item to the Commission. The Applicant proposes to construct a patio. A Variance is requested from Section 455-14.A to further increase the nonconforming

Impervious Surface from 20.44% to 23.98% where the maximum allowable Impervious Surface is 18.5% and any other relief that may be deemed necessary by the Zoning Hearing Board.

There were no comments from the public.

After discussion, the Planning Commission took no action.

ZHB 554 – 1509 Canterbury Lane

Chairman Stanish introduced this item to the Commission. The Applicant proposes to install a hot tub that extends 12 feet 6 inches into the Rear Yard Setback. A Variance is requested from Section 455-28.B to allow the hot tub to encroach 12 feet 6 inches into the 35-foot Rear Yard Setback and any other relief that may be deemed necessary by the Zoning Hearing Board.

There were no comments from the public.

After discussion, the Planning Commission took no action.

Announcements

Next tentatively scheduled Workshop is Tuesday, November 1, 2016 at 6:30 p.m.

Next regularly scheduled Regular Meeting is Tuesday, November 1, 2016 at 7:00 p.m.

The meeting adjourned at 9:18 p.m.

Respectfully submitted,

Kate Jones
Recording Secretary