

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

JANUARY 04, 2017

Work Session Meeting

The work session meeting began at 6:30 p.m. Members present: Mark Stanish, Tim Brennan, Michael Cappelletti, and Mary Hashemi. Planning Commission discussed the matters that were on the regular meeting agenda.

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

JANUARY 04, 2017

The regular meeting was called to order at 7:00 p.m. by Chairman Mark Stanish. Other members present: Tim Brennan, Michael Cappelletti, and Mary Hashemi. Also attending: Eugene C. Briggs, Jr., AICP, Assistant Township Manager/Zoning Officer, Kevin McAghon, PE, Township Engineer, and Kristin Camp, Esq., Solicitor.

Election of Chairperson and Vice-chairperson

Motion by Cappelletti, seconded by Mr. Brennan, and carried unanimously to reelect Mark Stanish as Chair of the Planning Commission.

Motion by Ms. Hashemi, seconded by Mr. Brennan, and carried unanimously to elect Michael Cappelletti as Vice Chair of the Planning Commission.

Motion by Ms. Hashemi, seconded by Mr. Brennan, and carried unanimously to elect Michael Cappelletti as Vice Chair of the Planning Commission.

Appointment of Solicitor

Motion by Mr. Stanish, seconded by Mr. Brennan, and carried unanimously to appoint Kristin Camp of Buckley Brion McGuire & Morris, LLP as Planning Commission Solicitor.

Approval of Minutes from the November 01, 2016 and November 07, 2016 meetings

Motion by Mr. Cappelletti, seconded by Mr. Brennan, and carried unanimously to approve the meeting minutes from November 01, 2016 and November 07, 2016.

Sketch Plan – Stonehaven Homes (Mack Oil Properties)

The Planning Commission last reviewed this Sketch Plan on September 07, 2016 where the Applicant proposed two options for consideration. Option 1 proposed the demolition of the Mack Oil commercial buildings and retention of the existing Armstrong residence for a total of 44 residential dwelling units, including a mix of twins, townhouses, and single-family detached dwellings on both Properties. Option 2 proposed the demolition of the Mack Oil commercial buildings for a total of 38 townhouses on just the

Mack Oil Property. The Applicant has submitted a revised Sketch Plan based upon comments received last September. The current proposal is for the construction of eighteen new Single-family Detached Dwellings.

John McGrath, Applicant, was in attendance with George Broseman, Esq. and Dave Gibbons, PE.

The Planning Commission thanked the Applicant for his community outreach and responsiveness to Township and resident concerns. The Commissioners were pleased with the new proposal, but also had observations including a lack of overflow parking, concerns about right-of-way width inconsistencies, circulation issues in shared driveways, and the one way road proposal.

Brian Walheim, of 582 Kromer Avenue, stated first that he is appreciative of the receptiveness of the Applicant and Planning Commission on this project. He added that he is concerned about setbacks, as the proposed development is close to his home.

Jody Durante, of 580 Kromer Avenue, asked for clarification regarding setbacks, grading, and fencing and buffering.

Paul Piombino, of 60 Cassatt Ave, Tredyffrin, stated his concern about excess traffic on Kromer and Cassatt Avenues.

A discussion ensued regarding the process of the application, given that the parcel is split between Easttown and Tredyffrin Townships. Ms. Camp explained that the application will run concurrently through the Townships, and will be considered individually and within the guidelines of each Township's respective codes and regulations.

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The Planning Commission discussed widening Francis Avenue, with the Applicant stating that doing so would be difficult with existing improvements. The Commission also lessening requirements for the width of the cul-de-sac to allow for sidewalks along Francis Avenue.

Michael Santoleri, of 534 Kromer Avenue, requested that the Commission look into improving Francis Avenue.

Jackson Taylor, of 218 Warren Avenue, expressed concern over the safety of exiting the cul-de-sac onto Francis Avenue.

Brian Walheim, of 582 Kromer Avenue, reiterated his concern about setbacks, as the proposed development is close to his home.

Jody Durante, of 580 Kromer Avenue, asked for clarification regarding rear and side yard setbacks and required buffers.

Michael Luebbert, of 560 Kromer Avenue, thanked the Applicant for working with the property's current R-3 zoning designation.

Class 1 Historic Resource Demolition Permit – 259 Foxall Lane

Back in April of this year, the Planning Commission approved the demolition of portions of the existing residence to construct a second floor over the garage. The Applicant now proposes to demolish portions of the existing residence to construct a conservatory entrance replacing the current entrance. Map 6 of the 2001 Easttown Township Comprehensive Plan identifies a Class 1 Historic Resource at this location. 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." By practice, the Zoning Permit Application for demolition is first submitted to the Historical Commission for review and recommendation, before, by Township Code, going to the Planning Commission for review and recommendation, and then to the Board of Supervisors for a final decision. The Historical Commission reviewed the Zoning Permit Application for demolition on November 09, 2016 and recommended approval.

Motion by Ms. Hashemi, seconded by Mr. Cappelletti, and carried unanimously to recommend approval to the Board of Supervisors.

ZHB 555 – 642 Lancaster Avenue

The Applicant has installed a projecting sign higher than both the minimum and maximum heights allowed in the Village Business District. A Variance is requested from Section 455-83.C.(6) to allow the projecting sign to remain at its lowest point of 15 feet 6 inches high where 8 feet is the minimum allowed height and its highest point of 18 feet 10 inches where 12 feet is the maximum allowed height above grade and any other relief that may be deemed necessary by the Zoning Hearing Board.

The Planning Commission has no comments regarding this application.

Announcements

Next tentatively scheduled Workshop is Tuesday, February 07, 2017 at 6:30 p.m.

Next regularly scheduled Regular Meeting is Tuesday, February 07, 2017 at 7:00 p.m.

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Kate Jones
Recording Secretary

DRAFT