

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

February 05, 2019

The regular meeting was called to order at 7:02 p.m. by Chairman Mark Stanish. Other members present: Vice-Chairman Tim Brennan; 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; Bryan Kulakowsky, PE, Township Engineer, and Kimberly Venzie, Esq., Alternate Planning Commission Solicitor.

January 03, 2019 Meeting Minutes

There were no comments from the Commissioners or the public. On a motion by Ms. Rothmann, seconded by Mr. McCarty, the Planning Commission unanimously approved the meeting minutes from January 03, 2019.

LD 113 – 440 Darby Paoli Road – Preliminary/Final Land Development Plan

The Applicant, Wayneborough Country Club, proposes to partially demolish, reconstruct, and expand its swim club. The Applicant has a pending Zoning Hearing Board Application going before the Zoning Hearing Board on February 06, 2019 for a decision on building height relief. This is the second time the Planning Commission reviewed the plan, which received the following review letters: ARRO review letter dated January 28, 2019; McMahon Associates review letter dated January 29, 2019; Glackin Thomas Panzak review letter dated January 29, 2019; Zoning Officer review memorandum dated January 30, 2019; and the Chester County Planning Commission review letter dated October 10, 2018.

Debbie Shulski, Esq, was in attendance representing the Applicant, and stated that the Applicant will comply with the review letters and presented the requested waivers. The Planning Commission discussed the following with the Applicant: lighting compliance; coordination with Sunoco; road widening; and share the road signs. Chairman Stanish opened the floor to the public and there were no comments.

On motion by Mr. McCarty, seconded by Ms. Hashemi, the Planning Commission voted to recommend, with Mr. Brennan abstaining, that the Board of Supervisors approve the preliminary/final land development plan subject to the Applicant's compliance with the outstanding conditions in the ARRO review letter of January 28, 2019, McMahon Associates review letter of January 29, 2019, Glackin Thomas Panzak review letter of January 29, 2019, and Zoning Officer Memorandum dated January 29, 2019. The Planning Commission also recommended that the following waivers be granted from: Sections 400-22.A

and 400-23.A to provide the plan drawn at 1" = 20' scale; Sections 400-22.B and 400-23.B to provide the plan on 24" x 36" sheets; Sections 400-22.C.(5) and 400-23.C.(5) to only provide the names of property owners adjacent to the project area; Sections 400-22.C.(7) and 400-23.C.(7) to not show the total lot boundaries; Section 400-22.D.(2) to not provide a profile of the nearest street for the distance of 100 feet beyond the property boundary; Section 400-25.E to not provide a traffic impact study; Sections 400-32.E and 400-34.A to not widen Waynesborough Road and Darby Paoli Road provided that the Applicant pays a fee-in-lieu of widening 400 linear feet adjacent to the project area in accordance with the Township's adopted Fee Schedule. This fee is to be based on the amount of widening that will be determined by the Township Transportation Engineer. Such fee shall be paid prior to recording of final plans; and Section 400-41 to not provide curb and sidewalk along Waynesborough Road and Darby Paoli Road provided that the Applicant pay an appropriate fees-in-lieu of curb and sidewalk for 400 linear feet in accordance with the Township's adopted Fee Schedule. Such fees shall be paid prior to recording of final plans.

SD 521 – 729 First and 61 Knox Avenues – Minor Final Subdivision and Land Development Plan

The Applicant proposes to demolish all structures and subdivide two lots into four lots for the construction of four new single-family detached dwellings. This was the third time the PC reviewed the plan. The plan received the following review letters: ARRO review letter dated January 17, 2019; McMahon Associates review letter dated January 29, 2019; Glackin Thomas Panzak review letter dated January 29, 2019; and Zoning Officer review memorandum dated January 29, 2019.

Rob Lambert, PE, was in attendance representing the Applicant, and stated that the Applicant will comply with the review letters, but questioned the road widening comments in McMahon Associates review letter. The Planning Commission discussed the following with the Applicant: can the alternate sidewalk along the frontages of 737, 739, and 741 First Avenue be constructed within the right-of-way and without moving the utility poles. Chairman Stanish opened the floor to the public and there were no comments.

On motion by Ms. Rothmann, seconded by Mr. McCarty, the Planning Commission unanimously recommended that the Board of Supervisors approve the minor final subdivision and land development plan subject to the Applicant's compliance with the outstanding conditions in the following review letters/memorandum: ARRO review letter of January 17, 2019; McMahon Associates review letter of January 29, 2019; Glackin Thomas Panzak review letter of January 29, 2019; and Zoning Officer Memorandum dated January 29, 2019. The Planning Commission recommended that the following conditional waivers be granted: Section 400-34.A to not widen First Avenue or provide a fee-in-lieu of widening this road along the frontage of 729 First Avenue conditioned upon the Applicant installing the sidewalk, as deemed acceptable by the Township Transportation Engineer, along the frontages of 737, 739, and 741 First Avenue. Should the Applicant not install the sidewalk along the frontages of 737, 739, and 741 First Avenue, the Applicant shall pay a fee-in-lieu of widening the road along the frontage of 729 First Avenue in accordance with the Township's adopted Fee Schedule. Such fees shall be paid prior to recording of final plans.; Section 400-34.A to not widen Knox Avenue or provide a fee-in-lieu of widening this road along the Knox Avenue frontage of 729 First Avenue and along the frontage 61 Knox Avenue

conditioned upon the Applicant installing the sidewalk, as deemed acceptable by the Township Transportation Engineer, along the frontages of 737, 739, and 741 First Avenue. Should the Applicant not install the sidewalk along the frontages of 737, 739, and 741 First Avenue, the Applicant shall widen the road of Knox Avenue along the frontage of 729 First and 61 Knox Avenues.; and Section 400-41 to not install curb and sidewalk along Knox Avenue or provide a fee-in-lieu of installing curb and sidewalk along the Knox Avenue frontage of 729 First Avenue and along the frontage of 61 Knox Avenue conditioned upon the Applicant installing the sidewalk, as deemed acceptable by the Township Transportation Engineer, along the frontages of 737, 739, and 741 First Avenue. Should the Applicant not install the sidewalk along the frontages of 737, 739, and 741 First Avenue, the Applicant shall install curb and sidewalk along the Knox Avenue frontage of 729 First and 61 Knox Avenues.

Sketch Plan – 1308 Berwyn-Paoli Road and 22 The Cartway

The Applicant proposes to subdivide 2 residential lots into 3 single-family dwelling lots with 1 existing home to remain and 1 existing home to be demolished. The Applicant did not request informal reviews from the Township Consultants.

Christian Wynn, Applicant, explained the history of the project and the proposed layout. The Planning Commission discussed the following with the Applicant: Zoning compliance; utility easements; and fees-in-lieu of widening, curbs, and sidewalks. Chairman Stanish opened the floor to the public.

Michael Herman, of 26 The Cartway, ask what is the existing and proposed acreage of 22 The Cartway.

Public Comment

Mr. Briggs updated the Planning Commission on the results of his consultation with a professional arborist regarding a resident's request to amend the Township Code to not require replacement trees when Ash trees are cut down. Mr. Briggs explained that he consulted with a Registered Consulting Arborist and received an opinion that although there is a significant decline and loss of Ash trees resulting from the Emerald Ash Borer, he feels that once the initial wave passes through there is a real chance the Ash trees will recover. In addition, Mr. Briggs explained that the Township tree replacement requirements are less imposing than some other municipalities that require a caliper per caliper replacement where the Township's does not. Mr. Briggs recommended that the Township Code not be amended to exclude Ash trees from the tree replacement requirements, with the hope that the Township can help protect a threatened species from becoming extinct. Jim Kzirian, of 339 Exeter Road, introduced himself and explained he does not agree with Mr. Briggs' results. The Planning Commission agreed with Mr. Briggs recommendation. Mr. Kzirian asked what he can do to revise his approved tree replacement plan. Mr. Briggs advised that decision rests with the Board of Supervisors.

Marc Hepepe, of 506 Newtown Road, commented on liking the Planning Commission's sidewalk flexibility decision for the 729 First and 61 Knox Avenue plan.

Announcements

The next tentatively scheduled Workshop is Tuesday, March 05, 2019 at 6:30 p.m. and the next scheduled Regular Meeting is Tuesday, March 05, 2019 at 7:00 p.m.

The meeting adjourned at 8:08 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Eugene C. Briggs". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Eugene C. Briggs, AICP, CZO
Recording Secretary