

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

FEBRUARY 06, 2018

The regular meeting was called to order at 7:00 p.m. by Michael Cappelletti. Other members present: Mark Stanish, Tim Brennan, Mary Hashemi, and John McCarty. Also attending: Eugene C. Briggs, Jr., AICP, CZO, Assistant Township Manager/Director of Planning and Zoning/Zoning Officer, Brady Flaharty, Township Engineer, PE; and Kimberly Venzie, Esq., Alternate Planning Commission Solicitor.

Election of Chairperson

On a motion by Mr. McCarty, seconded by Ms. Hashemi, the Planning Commission voted unanimously to reappoint Mark Stanish as Chairperson of the Planning Commission for 2018.

Election of Vice-chairperson

On a motion by Mr. Brennan, seconded by Mr. McCarty, the Planning Commission voted unanimously to appoint Mary Hashemi as Vice-chairperson of the Planning Commission for 2018.

Appointment of Solicitor

On a motion by Mr. Stanish, seconded by Mr. Brennan, the Planning Commission voted unanimously to reappoint Kristin Camp, from Buckley Brion McGuire & Morris, LLP, as Solicitor for 2018.

December 05, 2017 and January 17, 2018 Meeting Minutes

There were no comments from either the Planning Commission or the public. On a motion by Mr. Brennan, seconded by Mr. McCarty, the Planning Commission unanimously approved the meeting minutes from December 05, 2017 and January 17, 2018.

SD 515 – 749 First Avenue (Bison Head Partners) – Final Minor Subdivision and Land Development Plan

This is the third time that the Planning Commission is reviewing this Subdivision and Land Development Plan. The Applicant proposes to demolish the existing Single-family Detached Dwelling and construct two new Single-family Detached Dwellings with a shared driveway. The revised Plan has received the following review letters: Township Engineer Review Letter dated December 13, 2017; Township Transportation Engineer Review Letter dated December 13, 2017; Township Landscape Architect Review Letter dated December 18, 2017; and Township Zoning Officer Review Memorandum dated December 18, 2017.

George Broseman, Esq. and Rob Lambert, PE were in attendance representing the Applicant and updated the Commission regarding the Plan. They discussed outstanding issues in the Township Transportation Engineer Review Letter dated December 13, 2017 with the Planning Commission.

Mr. Cappelletti opened the floor to the public.

Bill Friedrich, of 425 Newtown Road, expressed his concerns about density and parking in the Village of Berwyn.

Cheryl Harper, of 122 Spencer Road, stated that she would like to more protection for historic properties in the Village of Berwyn.

On a motion by Ms. Hashemi, seconded by Mr. Brennan, the Planning Commission unanimously recommended that the Board of Supervisors approve the minor/final subdivision plan subject to the Applicant's compliance with the outstanding conditions in the following Township consultant review letters: ARRO's review letter of December 13, 2017; Township Landscape Architect Review Letter dated December 18, 2017; and Township Zoning Officer Review Memorandum dated December 18, 2017.

The Planning Commission also recommended that the Board take the following action based upon Items No. 1 through 4 as set forth in the Township Transportation Engineer (McMahon) Review Letter dated December 13, 2017:

- SALDO Section 400-34.A — the Planning Commission recommends that a waiver, to the extent required, be granted from any requirement to dedicate additional right-of-way as described in Item No. 1 of McMahon's review letter;
- SALDO Section 400-34.A — the Planning Commission recommends compliance with the recommendations as set forth in Item No. 2 of McMahon's review letter;
- Section A490-41 - the Planning Commission recommends compliance with the recommendations as set forth in Item No. 3 of McMahon's review letter with the understanding that full compliance will be dependent upon the cooperation of Easttown School District which owns the property across First Avenue; and
- ZO Sections 455-74.C(7) & 455-74.D(2) - the Planning Commission does not recommend that the Applicant modify the plan to provide for an additional parking area as recommended in Item No. 4 of McMahon's review letter. This is not required by a strict reading of the Zoning Ordinance.
- Section A490-41 - the Planning Commission recommends compliance with the recommendations as set forth in Item No. 3 of McMahon's review letter with the understanding that full compliance will be dependent upon the cooperation of Easttown School District which owns the property across First Avenue; and

- ZO Sections 455-74.C(7) & 455-74.D(2) - the Planning Commission does not recommend that the Applicant modify the plan to provide for an additional parking area as recommended in Item No. 4 of McMahon's review letter. This is not required by a strict reading of the Zoning Ordinance.

SD 516 – 2325 White Horse Road – Final Minor Subdivision Plan

The Applicant is proposing to demolish a portion of the existing driveway for the creation of two single-family dwelling lots out of one single-family dwelling lot. The Plan has received the following review letters: Township Engineer Review Letter dated January 11, 2018; Township Transportation Engineer Review Letter dated January 19, 2018; Township Landscape Architect Review Letter dated January 11, 2018; Township Zoning Officer Review Memorandum dated January 16, 2018; and Chester County Planning Commission Review Letter dated November 03, 2017.

Mr. Stanish recused himself from this Application.

A discussion ensued regarding the necessity of widening and curbing White Horse Road as a part of this Plan, and the item was tabled until a representative of McMahon Associates can attend the next meeting to provide input.

Mr. Cappelletti opened the floor to the public and there were no comments.

SD 518 – 1016 Newtown Road – Preliminary/Final Subdivision and Land Development Plan

The Commission first reviewed this Subdivision/Land Development Plan as a Sketch Plan on February 07, 2017. The Applicant proposes the demolition of the existing residence and the subdivision of the existing lot into 11 new single-family dwelling lots with a passive recreational area. The Plan has received the following review letters: Township Engineer Review Letter dated January 23, 2018; Township Transportation Engineer Review Letter dated January 29, 2018; Township Landscape Architect Review Letter dated January 29, 2018; Township Zoning Officer Review Memorandum dated January 29, 2018; and Chester County Planning Commission Review Letter is pending.

Edward B. Walsh, PE was in attendance representing the Applicant. He discussed the changes to the Plan based on review comments of the previous sketch plan. Most notably, one lot has been removed to allow for a two acre recreational area, as required by Township code for a development of this size. A discussion ensued regarding the requirements of this recreational area and whether it would make more sense to charge a fee-in-lieu and make improvements to existing and more accessible recreational spaces.

Mr. Cappelletti opened the floor to the public.

Residents expressed concerns over stormwater runoff, light pollution, the disturbance of existing PECO infrastructure, aesthetics of the existing neighborhood, landscape and buffering, and potential traffic issues.

Sketch Plan – 616 Leopard Road

The Applicant proposes to subdivide one residential lot with a single-family detached dwelling into two residential lots for the construction of a new single-family detached dwelling. The Applicant has not requested informal reviews from the Township Consultants.

The Applicant, TR Moser, was in attendance. The Commission discussed flag lots. Mr. Cappelletti opened the floor to the public. Residents expressed concern about existing and potential stormwater issues and about altering the current neighborhood aesthetic.

Sketch Plan – 2900 and 2920 Wayland Road

The Sketch Plan proposes a lot line change to properties that are primarily located within Newtown and Willistown Townships. The purpose of the submission is for the Applicant to understand the approval process Easttown Township would like to pursue, as the proposed lot line change is not located within Easttown.

Dave Shula, PE, was in attendance representing the Applicant. After discussion, it was decided that the Applicant will seek a waiver from the Township's Subdivision and Land Development ordinance requirements before requesting plan approval from the Board of Supervisors. Mr. Briggs requested that the Applicant complete a Consultant Reimbursement Form as part of its application, as the Applicant is still responsible for reimbursable consultant costs associated with the project.

Mr. Cappelletti opened the floor to the public and there were no comments.

ZHB 574 – 950 Ethan Allan Road

The Applicant proposes to construct a new patio. Variance is requested from Section 455-14.F to increase the Impervious Surface from 18.4% to 20.4% where the maximum allowable Impervious Surface is 18.5%.

The Commission discussed this application and its position is that any increase in impervious coverage beyond allowable percentages can have substantial and long-lasting impacts. The Property is already very close to the maximum allowable impervious coverage, and the desire for a larger patio space does not justify allowing an increase in impervious coverage beyond allowable percentages. It appears from the application submission materials that a pool and surrounding terrace have been added to the Property which appear to have been constructed so as to come very close to the maxing out the allowable impervious coverage.

The impervious coverage limitations set by the Township have been carefully calculated and are considered to be important to the health, welfare and safety of the residents. While it may seem reasonable to grant a

variance to one property owner, stormwater management in the Township becomes a challenge when more and more residents seek to deviate from the impervious coverage limitations. The subject Property is in a location within the Township that consists of similarly sized lots whose owners might also seek to expand beyond allowable impervious coverages upon their respective properties. A multitude of properties slightly exceeding impervious coverage limitations may ultimately combine to result in a substantial overage, and greater stormwater management concerns for the Township and its residents.

Mr. Cappelletti opened the floor to the public and there were no comments.

On a motion by Mr. Cappelletti, seconded by Mr. McCarty, the Planning Commission voted unanimously to recommend to the Zoning Hearing Board that the appeal be denied.

ZHB 575 – 2211 Grubbs Mill Road

The Applicant proposes to install fence over 6-feet high, but not higher than 8 feet. Variances are requested from Section 455-36.A.(1) to allow a fence over 6-feet high, but not higher than 8 feet, where the maximum fence height allowed is 6 feet and Section 455-36.A.(2) to allow a fence over 6-feet high, but not higher than 8 feet, within the front yard setback where the maximum fence height allowed is 6 feet.

The Commission does not support the location of the possibly close to eight foot high fence within a front yard setback upon the subject Property. The fence height and setback provisions of the Zoning Ordinance serve both aesthetic purposes as well as safety purposes with the Township.

Mr. Cappelletti opened the floor to the public and there were no comments.

On a motion by Mr. Cappelletti, seconded by Mr. McCarty, the Planning Commission voted unanimously to recommend to the Zoning Hearing Board that the appeal be denied.

Consider the Preliminary Draft Township Comprehensive Plan

On January 17, 2018, the Planning Commission held a Joint Public Meeting with the Comprehensive Plan Task Force to review and provide comments on the Preliminary Draft Township Comprehensive Plan. Since that time the Chester County Planning Commission Staff and Task Force have made final edits to the Preliminary Draft Plan. At tonight's meeting, the Commission is to consider making a recommendation to the Board of Supervisors to consider adopting the Final Draft Plan.

The Commission discussed the project. Mr. Cappelletti opened the floor to the public and there were no comments.

On a motion by Ms. Hashemi, seconded by Mr. Stanish, the Planning Commission voted unanimously to recommend to the Preliminary Draft Township Comprehensive Plan to the Board of Supervisors.

Announcements

Next tentatively scheduled Workshop is Tuesday, March 06, 2018 at 6:30 p.m. Next regularly scheduled Regular Meeting is Tuesday, March 06, 2018 at 7:00 p.m.

Mr. Cappelletti announced that he is stepping down from the Commission after 14 years of service and thanked the Commission for its dedication to the Township.

The meeting adjourned at 9:40 pm.

Respectfully submitted,

Kate Jones
Recording Secretary