

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

FEBRUARY 07, 2017

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

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

FEBRUARY 07, 2017

The regular meeting was called to order at 7:00 p.m. by Chairman Mark Stanish. Other members present: Tim Brennan, Mary Hashemi, and John McCarty. Also attending: Eugene C. Briggs, Jr., AICP, Assistant Township Manager/Zoning Officer, Brady Flaharty, PE, Municipal Authority Engineer; Engineer, Kevin McAghon, PE, Township Engineer; Lisa Thomas, RLA, AICP, Township Planner; Christopher Williams, Township Traffic Engineer; and Michael Gill, Esq., Solicitor.

Approval of Minutes from the January 04, 2017 Meeting

Motion by Mr. McCarthy, seconded by Mr. Brennan, and carried unanimously to approve the meeting minutes from January 04, 2017.

Preliminary Land Development /Conditional Use Plan (LD 110/CU 96) – Devon Yard

Mr. Brennan has recused himself from this project.

The Applicant, Anthropologie, Inc., proposes to demolish the commercial building, office building, four single-family dwellings, and associated improvements for the construction of a unified development consisting of one retail commercial building and two restaurant buildings. A Public Hearing is required for the conditional use application. The Application has been reviewed by the Township Engineer, Township Transportation Engineer, Township Landscape Architect, Township Zoning Officer, and Chester County Planning Commission.

Lou Colegreco, Esq. was in attendance serving as counsel for the Applicant. He stated that the Applicant has met with the Township Consultants to address their reviews.

David Zeil, Chief Development Officer at Urban Outfitters, stated that the Applicant also met with resident Joseph Kohn, Esq., who has represented various residents in the development area. Mr. Zeil said that he is able to address Mr. Kohn's concerns, including traffic flow and landscaping.

Chairman Stanish sought clarification regarding traffic control at the end of Devon Boulevard. He asked the Applicant to commit to connecting sidewalks at the adjacent Santander Bank property and to emphasize landscape buffers between the proposed improvements and existing residential properties.

A conversation ensued regarding required parking spaces versus greenspace. Mr. Ziel stated that he would work with the Township to determine the appropriate ratio of these two improvements. Mr. Stanish also sought clarification regarding the plan for deliveries, especially to the restaurant facilities. Lastly, he stated that he wanted to maintain the town center walkability of the area and requested that the Applicant not over-improve the traffic intersections at Route 30.

Ms. Hashemi asked the Applicant to coordinate with the Township regarding the bus shelter improvements to maintain design consistency along Route 30.

Chairman Stanish opened the floor to the public.

Residents expressed concerns over parking lot lighting, landscaping, traffic flow, and over-engineering the intersections at Route 30. Fred Fromhold, Esq. was in attendance representing Denise Lehmann. He reiterated that his client, the property owner of one of the parcels abutting the proposed development, will be introducing a zoning text and map amendment of the Devon Center Overlay District which includes the Lehmann parcel at a future meeting.

The Applicant stated that the plans will be resubmitted with consideration of the concerns addressed at this meeting and in the Consultant review letters.

Minor Final Subdivision Plan (SD 512) – 2240 South Valley Road

Withdrawn at request of Applicant.

Sketch Plan – 72 Waterloo Avenue

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.

Planning Commissioners expressed concerns over the lack of engineering detail on the plan and requested that the Applicant work the Township Staff to improve upon the plan for future review. In addition, they requested that sidewalks along Waterloo and First Avenue frontages be incorporated into the plan.

Sketch Plan – 1016 Newtown Road

The Applicant proposes the demolition of the existing residence and subdivision of one residential lot into 12 single-family dwelling lots.

Edward B. Walsh, PE, was in attendance representing the Applicant.

The Planning Commission discussed developments of lots that are heavily wooded and have steep slopes, potential issues with stormwater runoff, and treatment of existing PECO infrastructure. The Commission agreed that Prescott Road is the most suitable access point to the proposed development.

There was also discussion held regarding the application of the Township's two acre open space/recreation requirement and the 'fee-in-lieu of' option and the Applicant's requested waiver. The Commission asked staff and consultants to further review this issue.

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

Zoning Hearing Board Application (ZHB 556) – 311 Lancaster Avenue

The property which is the subject of the application is known as Tax Map Parcel No. 552M-146.1A, and is located within the Township's PBO Zoning District. Pursuant to Section 455-74(l) of the Township Zoning Ordinance, the redevelopment of the Property contemplated pursuant to the application would necessitate 56 off-street parking spaces.

Several members of the Planning Commission observed that the Property is already non-conforming in several regards, and expressed their opinions that the expansion of the building on the Property which the Applicant proposes would only serve to exacerbate those non-conformities without there being present any hardship to justify that exacerbation.

By a unanimous vote, the Planning Commission recommended that the Zoning Hearing Board deny the application.

Zoning Hearing Board Application (ZHB 557) – 1265 Meadow Lane

The property which is the subject of the application is located at 1265 Meadow Lane, and within the Township's R-1 Zoning District. Pursuant to Section 455-36.A.(2) of the Township Zoning Ordinance, the height of fences within required front yards is limited to four feet. The Applicant already constructed such a fence to a height of six feet on the right-of-way line, and now seeks a variance from Section 455-36.A.(2) of the Township Zoning Ordinance to legalize that construction.

Several members of the Planning Commission expressed their opinions that the Applicant constructed the subject fence with full knowledge of the aforementioned ordinance-based limitation, as well as in the face of a recorded plan note with regard to that limitation. The Planning Commission, however, did suggest that, if the Zoning Hearing Board is inclined to grant relief in this matter, it condition that relief upon the Applicant's agreement to relocate the fence to a point ten feet from the right-of-way line and soften the street-side view of the fence with landscaping.

By a unanimous vote, the Planning Commission recommended that the Zoning Hearing Board deny the application.

Zoning Hearing Board Application (ZHB 558) – 111 Spencer Road

The property which is the subject of the application is located at 111 Spencer Road, and within the Township's R-1 Zoning. Pursuant to Section 455-14.F. of the Township Zoning Ordinance, the maximum permitted impervious coverage of lots within the District is 18.5% of a given lot's net lot area, and the minimum rear yard setback at such lots is 40'. Applicant seeks variances from those requirements in order to construct an in-ground swimming pool that would result in impervious coverage equal to 23.98% of the Property's net lot area, and place the swimming pool within 17.1' of the Property's rear lot line.

Several Members of the Planning Commission expressed their lack of objection to a variance in this matter with regard to impervious coverage. The Commissioners, though, did object to the rear yard-related variance which would, in their view, result in a total loss of the rear yard without there being present any hardship to justify that intrusion.

By a unanimous vote, the Planning Commission recommended that the Zoning Hearing Board deny that application.

Devon Yard's Additional Right-of-way Request from Devon Motorcars

Withdrawn at request of Applicant.

Announcements

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

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

The meeting adjourned at 10:50 p.m.

Respectfully submitted,

Kate Jones
Recording Secretary