

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

MARCH 07, 2017

The work session meeting began at 6:30 p.m. Members present: Chairman Mark Stanish, Tim Brennan, Michael Cappelletti, 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**

MARCH 07, 2017

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

Approval of Minutes from February 07, 2017 Meeting

Motion by Mr. Brennan, seconded by Mr. McCarty, and carried unanimously to approve the meeting minutes from February 07, 2017.

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

The Applicant proposes to change the lot line between Lots 1 and 2. This Application was scheduled to go before the PC on February 07, 2017, but the Applicant pulled it from the Agenda.

Ms. Hashemi recused herself from this project.

Chairman Stanish clarified that the prior owner paid a fee in lieu of sidewalks to the Township as a condition of the originally approved 2-lot subdivision back in November of 2014. The Commission discussed the following waivers from Chapter 400, Subdivision and Land Development of the Township Code of Ordinances:

- Section 400-34.A – To not require a minimum half cartway width of 14 feet for South Valley Road.
- Section 400-41 – To not require curbs and sidewalks along the onsite frontage of South Valley Road.

There were no comments from the public.

On a motion by Mr. Cappelletti, seconded by Mr. McCarty, the Planning Commission recommended approval of Subdivision Application 512 for 2240 South Valley Road Final Minor Subdivision Plan to the Board of Supervisors, with Ms. Hashemi abstaining from voting, subject to the following conditions:

1. The Applicant shall conform to the conditions of the Township Planning Commission's recommendation letter dated March 08, 2017 as follows:
2.
 - a. The Applicant shall comply with the Township Engineer's review letter dated January 31, 2017;
 - b. The Applicant shall comply with the Township Planner's review letter dated January 31, 2017; and
 - c. The Applicant shall comply with the Township Transportation Engineer's review letter dated February 01, 2017.
3. The two waivers as requested by the Applicant and referenced above are granted.
4. The Applicant shall comply with Township permitting and development requirements, including but not limited to, execution of final land development agreements and financial security, and permit applications.
5. The Applicant shall reimburse the Township for all outstanding fees and charges incurred by the Township in processing and considering the Subdivision and Land Development Application, including but not limited to legal, engineering, and consulting review fees.
6. The proposed use and development, and intensity thereof, shall be consistent with the testimony and evidence provided at the public meeting.

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 and was previously before the Commission on February 07, 2017.

The Planning Commission discussed conditions for recommendation to the Board of Supervisors.

Mark Ward, of 208 Dorset Road, sought clarification regarding the proposed sidewalk network.

On a motion by Mr. McCarty, seconded by Mr. Cappelletti, the Planning Commission recommended approval of Preliminary Land Development and Conditional Use (LD 110/CU 96) for Devon Yard to the Board of Supervisors, with Mr. Brennan abstaining from voting, subject to the following conditions:

1. Applicant shall revise the Preliminary Plans to comply with all outstanding comments set forth in the following Township consultant's review letters: Lisa L. Thomas, RLA- letter dated February 28, 2017; Christopher J. Williams, P.E.- letter dated February 28, 2017; Brady L. Flaherty, P.E.- letter dated February 28, 2017; and Eugene Briggs- Memorandum dated March 3, 2017.
2. Applicant shall consider extending the sidewalk along the south side of Lancaster Avenue from the Property to Dorset Road and shall install the sidewalk in this location provided that it obtains the cooperation of the adjacent land owner, the Devon Horse Show, if such cooperation is necessary to install the sidewalk.
3. Applicant shall install all on-site and off-site improvements which are shown on the Preliminary Plans and on the latest plans that were submitted to PennDOT with the highway occupancy permit application.
4. Applicant shall prohibit left turns out of Devon Boulevard at its intersection with Lancaster Avenue and shall install appropriate signage to require all traffic to turn right at the intersection of Devon Boulevard and Lancaster Avenue.
5. Applicant shall analyze whether the traffic signal at the intersection of Waterloo Road and Lancaster Avenue meets warrants to install a left turn arrow. If the analysis reveals that a left turn arrow meets the necessary warrants, Applicant shall seek PennDOT's approval to install the left turn arrow. If PennDOT approval is obtained, Applicant shall install the same.
6. Applicant shall pay all costs to install the necessary improvements to the Township's sewer collection system from the point of proposed connection in Devon Boulevard to the Berwyn pumping station which are necessary to handle the sewage capacity generated from the proposed development.
7. Applicant shall install a pocket park as depicted on the plan presented to the Planning Commission by Applicant at the meeting. The details of the pocket park shall be finalized during land development.
8. Applicant shall examine if the turning radius at the intersection of Devon Boulevard and Devon Center Drive can be tightened to minimum standards to discourage right turns out of Devon Center Drive and the east parking lot heading south on Devon Boulevard towards Berkley Road.

Preliminary/Final Land Development/Conditional Use Plan (LD 111/CU 97) – 230 Lancaster Avenue

The Applicant proposes to consolidate two lots to demolish the bank building and associated improvements for the extension of Audi Devon's parking lot for vehicle storage and display.

The Commission sought clarification from the Applicant regarding its concurrent Zoning Hearing Board application because the proposed grade changes within the 100-year floodplain will require a Special Exception from the Zoning Hearing Board.

There were no comments from the public.

The Applicant will revise the Plan application for future Planning Commission review.

Conditional Use Application (CU 98) – 642 Lancaster Avenue

The Applicant, La Cabra Brewing, proposes to provide less parking than what is required for the addition of second floor seating and to use off-site parking through a shared parking agreement with two neighboring properties.

The Commission discussed the availability of parking in the downtown Berwyn, on street and in shared parking lots. Members expressed concern over the lack of public parking and the needs of other business owners in the borough.

Mike DiDomenico, owner of the restaurant 30 Main, stated his concern over La Cabra's proposed expansion in relation to the existing limited parking available to his customers.

Stacy Ballard, President of Berwyn-Devon Business Association, stated her support of La Cabra's expansion effort and suggested that the Township look towards solving the larger parking issues in Berwyn.

The Applicant will provide additional documentation on the current use of the existing parking spaces, proposed signage, and proof that the expanded use can operate with less parking than what is required for consideration at a future Planning Commission meeting.

Zoning Hearing Board Application (ZHB 559) – 642 Lancaster Avenue

The Applicant has installed a projecting sign higher than both the minimum and maximum heights allowed and proposes to paint a wall sign across the front of the building. Variances are requested from Section 455-79.1 to allow a new sign to be painted on the wall where such signs are prohibited, Section 455-83.C.(1) to allow a total sign area of 60.8 square feet where the total sign area allowed for the premise is 38 square feet, 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 height allowed and its highest point of 18 feet 10 inches where 12 feet is the maximum height allowed, and any other relief that may be deemed necessary by the Zoning Hearing Board. The Commission reviewed a previous Application on January 04, 2017 and learned that the Applicant wanted additional signage that would require more Zoning relief than what was requested. The Commission decided to not make a recommendation. The Applicant withdrew the previous Application on January 10, 2017 and has submitted this new Application depicting its ultimate sign layout.

After discussion, the Commission decided not to take action.

Announcements

Next tentatively scheduled Workshop is Tuesday, April 04, 2017 at 6:30 p.m.

Next regularly scheduled Regular Meeting is Tuesday, April 04, 2017 at 7:00 p.m.

The meeting adjourned at 9:40 p.m.

Respectfully submitted,

Kate Jones
Recording Secretary