

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

APRIL 03, 2018

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

February 06, 2018 Meeting Minutes

There were no comments from either the Planning Commission or the public. On a motion by Ms. Hashemi, seconded by Mr. Brennan, the Planning Commission unanimously approved the meeting minutes from February 06, 2018.

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

Chairman Stanish recused himself from this project.

This Applicant was first before the Commission on February 06, 2018 and is proposing to subdivide a single residential lot into two single-family dwelling lots for the ultimate construction of one new dwelling. At the February meeting, the Applicant expressed his desire to not install curbs or widen the road, but instead offer to pay a fee-in-lieu-of those improvements. It was suggested that the Applicant discuss this matter further with the Township Transportation Engineer and then return to the Commission. The discussion took place and it is Township Staff's position that the Applicant install curbs and widen the road along his frontage. 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; Chester County Planning Commission Review Letter dated November 03, 2017.

After discussion, the floor was open to the public and there were no comments.

On a motion by Mr. Brennan, seconded by Ms. Hashemi, the two remaining Planning Commissioners approved a recommendation that the Board of Supervisors approve the final minor subdivision plan subject to the Applicant's compliance with the outstanding conditions in the following Township consultant review letters: Township Transportation Engineer Review Letter dated January 19, 2018; Township Landscape Architect Review Letter dated January 11, 2018; and Township Zoning Officer Review

Memorandum dated January 16, 2018. These Commissioners also recommended that the Board take the following action to respond to Item Nos. 1 and 2 in McMahon's review letter of January 19, 2018:

SALDO Section 400-34.A — the Planning Commission does not recommend that a waiver be granted from the requirement that White Horse Road be widened along the property frontage, but understands that additional stormwater management facilities will be required to be installed in order to accommodate the additional impervious cover associated with road widening. The Planning Commission suggests that the Applicant and the Township engineer work out details of what stormwater management facilities will need to be installed to accommodate the road widening. Given the topography, the Commission agreed that Applicant should not be required to install expensive permanent facilities to accommodate the road widening, but instead suggested that Applicant could install a small earthen berm or other grading to address stormwater currently leaving the site and entering White Horse Road to offset the new impervious cover associated with required road widening. The details of these facilities should be worked out with the Applicant and Township engineer prior to or as a condition of the Board of Supervisors' approval of the plan and the agreement should be included as a note on the plan which can be enforced as a restrictive covenant.

Section 400-41 — the Planning Commission recommends that Applicant install curbing along the frontage of White Horse Road after it is widened pursuant to the condition stated above. The Commissioners agreed that a waiver from the requirement to provide sidewalk is appropriate provided that Applicant pays a fee-in-lieu-of sidewalk construction in accordance with the Township Fee Schedule.

SD 519 – 616 Leopard Road – Final Minor Subdivision Plan

The Planning Commission first reviewed this Application as a Sketch Plan on February 06, 2018. The Applicant is proposing to demolish the existing single-family dwelling and subdivide the property into two single-family dwelling lots. The Plan has received the following review letters: Township Engineer Review Letter dated March 16, 2018; Township Transportation Engineer Review Letter dated March 19, 2018; Township Landscape Architect Review Letter dated March 19, 2018; Township Zoning Officer Review Memorandum dated March 19, 2018; and Chester County Planning Commission Review Letter is pending.

The Planning Commission discussed the proposed locations of the new dwellings in relation to the existing swale and stormwater management improvements. Chairman Stanish opened the floor to the public.

John McDevitt, of 1410 Byrd Drive, expressed concerns regarding screening and stormwater management controls.

Stuart Alden, of 563 Canterbury Lane, sought clarification regarding mechanisms to ensure the proposed stormwater management controls work as intended.

John Benjamin, of 569 Canterbury Lane, sought clarification of the level of storm degree to which the stormwater management controls are designed. Amy Benjamin, of 569 Canterbury Lane, sought

additional clarification regarding this process. Ms. Benjamin added concern regarding sight distances for exit of the property.

Timothy Cogswell, of 1428 Byrd Drive, also expressed concerns of the proposed stormwater management controls and screening. Additionally, he asked the Township to explain the process for recourse if the controls do not work as planned.

Polly Alden, of 563 Canterbury Lane, stated that she finds it foolish to build a home on an existing swale.

After comments, the Planning Commission requested that the Applicant return with a revised Plan in accordance with the Township Consultants' Review Letters.

SD 520 – 2690 Wayland Road – Final Minor Subdivision Plan (minor lot line change)

The Planning Commission first reviewed this proposal as a Sketch Plan on February 06, 2018. The Applicant was advised to formally submit a Subdivision and Land Development Application requesting a waiver from the Township's review process and application fees, since the proposed minor lot line change impacts two properties primarily located in Newtown and Willistown Townships. The minor lot line change does not impact the small portion of 2690 Wayland Road located within Easttown Township. The waivers requested are from Sections 400-11, 14, 15, 16, and 17. The Plan has received no Township Consultant review letters.

There were no comments from the Commission or the public.

On a motion by Mr. Brennan, seconded by Ms. Hashemi, the Commissioners unanimously recommended that the Board of Supervisors approve requested waivers from Sections 400-11, 14, 15, 16, and 17.

SD 517 – 30, 50, and 55 Price Avenue – Berwyn Village II (Mack Oil) – Preliminary/Final Subdivision and Land Development Plan

The Planning Commission first reviewed this proposal as a formal Preliminary/Final Subdivision and Land Development Plan on October 03, 2017. The Applicant proposes to subdivide a total of four commercial lots into one lot with 18 new single-family detached dwellings. Note that one lot is wholly located within Tredyffrin Township, one lot is wholly located within Easttown Township, and the two remaining lots are partially located in each Township. 13 of the 18 proposed dwellings are either wholly (seven) or partially (six) located in Easttown Township. The Plan has received the following review letters: Township Engineer Review Letter dated March 14, 2018; Township Transportation Engineer Review Letter dated March 19, 2018; Township Landscape Architect Review Letter dated March 19, 2018; Township Zoning Officer Review Memorandum dated March 19, 2018; and Chester County Planning Commission Review Letter dated December 08, 2017.

The Applicant reviewed the Consultant letters with the Commission. Chairman Stanish then opened the floor to the Commissioners.

The Commissioners discussed its concern over the layout of the t-shaped dead-end at the east of the project and subsequent necessity of sidewalks in that location. It also debated the need for additional parking and the widths of proposed cartways.

Christopher Rowe, of 490 Green Hill Lane, sought clarification on zoning, density, and impervious surface regulations.

Ann Rothman, of 209 Darby Road, asked about the size of the individual garages.

Jody Durante, of 580 Kromer Ave, asked questions specific to cartway widths, retaining walls, and proposed improvement heights.

On a motion by Mr. Brennan, seconded by Mr. Stanish, the Commissioners recommended, on a vote of 2 to 1, that the Board of Supervisors approve the preliminary subdivision and land development plans subject to the Applicant's compliance with the outstanding conditions in the following Township consultant review letters: ARRO review letter of March 14, 2018; McMahon Associates, Inc. review letter of March 19, 2018; Glackin Thomas Panzak review letter of March 19, 2018; and Eugene Briggs, Jr., Zoning Officer review memorandum of March 19, 2018.

The Commission also recommended that the following waivers which are referenced in the various consultant review letters be granted:

- SALDO Section 400-22.B — to allow the plan sheets to measure 24" x 36".
- SALDO Section 400-34.A — to allow a cartway width of 26 feet with parking on one side and 24 feet wide without parking for roads instead of the minimum required width of 28 feet, if it is confirmed that emergency vehicles can safely access the site.
- SALDO Section 400-38.0 — to allow the center lines of the intersecting side streets of Branch and Price Avenues to be separated by a minimum of 45 feet as opposed to the 150 foot minimum required.
- SALDO Section 400-40.B — to not require a cul-de-sac bulb at the end of the dead end street and instead to allow the proposed hammerhead style dead end road.
- SALDO Section 400-41.D — a partial waiver to not require sidewalks along the T-portion of the dead end road in front of units 13, 14 and 15. The Commission agreed that a waiver was appropriate in this area and that the Applicant should not be required to pay a fee in lieu of sidewalk given that it is proposing to install a sidewalk connection between this development and the proposed residential development on the Armstrong tract.
- SALDO Section 400-44.A — to allow a block length of 165 feet for Branch Avenue as opposed to the 600-foot minimum required.

- SALDO Section 400-50.B — to not require a 75 foot setback between a dwelling and the railroad track and a 25 foot setback between a dwelling and railroad right-of-way line.
- Natural Resource Protection Ordinance Section 274-24.A.(1)-- to allow more than 50% of the moderately steep slope areas to be disturbed.
- Standard construction and material specifications for public improvements -Section A490-36.J — to allow a common driveway for units 7-10 and units 16-17.

Sketch Plan – 440 Darby-Paoli Road (Waynesborough Country Club)

Mr. Brennan recused himself from this project.

The Applicant proposes to demolish the existing pool and associated buildings to construct a new pool and associated buildings. The purpose of the submission is for the Applicant to understand how the Commission feels about moving forward with a Zoning Hearing Board Application in advance of submitting a formal Subdivision and Land Development Application. The Applicant has not requested informal review letters from the Township Consultants.

The Planning Commission reviewed the proposal with the Applicant and stated that it did not see any problems with the requested waivers.

There were no comments from the Commission or the public.

Sketch Plan – 1308 Berwyn-Paoli Road and 201 Country Road

The Applicant proposes to subdivide two residential lots into three single-family dwelling lots with one existing home to remain and one existing home to be demolished. The Applicant has not requested informal reviews from the Township Consultants. After discussion, the Commission informed the Applicant that the sketch does not work as proposed, given the absence of a sewer easement in the net lot calculation.

Chairman Stanish opened the floor to the public and May Dickinson, of 22 The Cartway, expressed concern over stormwater issues in this area.

Class 1 Historic Resource Partial Demolition Permit – 2240 South Valley Road

The Applicant proposes to demolish the non-historic portions of the residence to restore the historic elements of the home. Map 6 of the 2001 Easttown Township Comprehensive Plan identifies the home as a Class 1 Historic Resource. In accordance with Section 455-44.C.(1), “No Class 1 historic resource shall be demolished, in whole or in part...unless a permit is obtained from the Zoning Officer.” The Zoning Permit Application for demolition was submitted to the Historical Commission for review and recommended for approval before coming to the Planning Commission for review and recommendation to the Board of Supervisors for a final decision.

There were no comments from the Commission or the public.

On a motion by Mr. Brennan, seconded by Ms. Hashemi, the Commission recommended that the Board approve partial demolition of the Class 1 Historic Resource to make way for its restoration.

Public Comment

None.

Announcements

Next tentatively scheduled Workshop is Tuesday, May 01, 2018 at 6:30 p.m. Next regularly scheduled Regular Meeting is Tuesday, May 01, 2018 at 7:00 p.m.

The meeting adjourned at 10:10 pm.

Respectfully submitted,

Kate Jones
Recording Secretary