

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

MAY 07, 2019

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, CZO, Assistant Township Manager/Director of Planning and Zoning/Zoning Officer, Bryan Kulakowsky, PE, Township Engineer; and Kristin S. Camp, Esq., Planning Commission Solicitor.

April 02, 2019 Meeting Minutes

On a motion by Ms. Hashemi, and seconded by Mr. McCarty, the Planning Commission unanimously approved the meeting minutes from April 02, 2019. There were no comments from the public.

SD 525 – 2175 Buttonwood Road – Final Minor Subdivision Plan

The Applicant proposes to subdivide one residential lot with two existing single-family detached dwellings into two single-family lots with no proposed construction. This is the first time that the Commission will be reviewing the plan. The plan has received the following review letters: Township Engineer review letter dated April 19, 2019; Township Transportation Engineer review letter dated April 22, 2019; Township Landscape Architect review letter dated April 19, 2019; Township Zoning Officer review memorandum dated April 14, 2019; and Chester County Planning Commission review letter dated April 17, 2019.

J. David Shula, PLS, was in attendance representing the Applicant. Mr. Shula explained that this subdivision is being proposed to address an estate issue and is not intended to be used for the purpose of future land development. The Applicant resides in the structure on the south side of the property, which is located at 2175 Buttonwood Road, and her daughter resides in the structure on the north side of the property, which is addressed 2110 Twinbrook Road. Overall, the property is approximately 30 acres. The proposed subdivision would create a 10 acre lot on the northern side and a lot just under 20 acres on the southern side. A deed restriction for this property, which limits properties to 10 acres or larger, prevents either of the proposed lots from being further subdivided.

After determining that it would not require sidewalks to be built on the property as part of this application, the Planning Commission engaged in a discussion regarding how to determine the amount of the fee-in-lieu of sidewalk it would instead assign to the Applicant. Given the terrain along the perimeter of the northern, or Twinbrook Road, portion of the lot, and the lack of proposed development associated with this application, the Commission decided to recommend that the Applicant only pay a fee-in-lieu of sidewalk for the linear feet of road frontage along Buttonwood.

After discussion, Chairman Stanish opened the floor to the public and Kathy Marshall, of 2205 Buttonwood Road, stated that she is a neighbor of the Applicant and does not oppose the subdivision proposal. She does, however, believe that the Township should consider not assigning a fee-in-lieu of sidewalk to the Applicant.

On a motion by Mr. McCarty, and seconded by Ms. Hashemi, the Planning Commission unanimously recommended that the Board of Supervisors approve the subdivision plan subject to Applicant's compliance with the outstanding conditions in the aforementioned Township consultant review letters and with the following waivers:

- Section 400-24.B(9) which would require an inventory of all trees with a caliper size of over 4 inches; and
- Section 400-34.A which would require road widening of Twinbrook Road and Buttonwood Road to a half width of 14 feet; and
- Section 400-41 which would require curbing and sidewalks along Twinbrook Road and Buttonwood Road.

The Planning Commission's support for the waiver from sidewalks is conditioned on the Applicant only paying a fee-in-lieu of sidewalk for the linear feet of road frontage along Buttonwood Road.

SD 526 – 422 Waterloo and 205 Exeter Roads – Preliminary/Final Subdivision and Land Development Plan

The Applicant proposes to subdivide two residential lots into four residential lots for the construction of two new single-family dwellings. This is the first time that the Commission will be reviewing the plan. The Commission reviewed a sketch plan application regarding this property at its public meeting on August 07, 2018. The plan has received the following review letters: Township Engineer review letter dated April 26, 2019; Township Transportation Engineer review letter dated April 26, 2019; Township Landscape Architect review letter dated April 26, 2019; and Township Zoning Officer review memorandum dated May 01, 2019. The Chester County Planning Commission review letter is pending.

David Fiorello, PE, PLS, was in attendance representing the Applicant, Ted Babiy. Mr. Babiy was also in attendance. Mr. Fiorello stated that the Applicant has been granted a variance by the Easttown Township Zoning Hearing Board to allow the existing historic house onsite to encroach 33 feet into the front yard setback and this plan reflects that. He acknowledged that the Applicant needs to address the comments in the Township review letters but asked the Commission to discuss the possibility of waivers for sidewalks and curbing and for road widening. In addition, Mr. Fiorello added that the Applicant is considering deeding the Waterloo Road access strip on the Plan to the owners of 205 Exeter Road.

Ms. Hashemi stated that the Township's traffic engineer will make comments regarding a road widening waiver if the Applicant formally requests one as part of its application. She added that the Township's 2018 Comprehensive Plan does not identify this lot as part of a key corridor in Pedestrian and Bicycle Mobility Map and that a fee-in-lieu of sidewalks will be considered. Lastly, she stated that he sees the deeding of the access strip as a public benefit. Mr. Brennan added that he does not object to a waiver from road widening and that, due to existing conditions, it would be difficult to construct sidewalks on the perimeter of the site. Mr. McCarty agreed.

Chairman Stanish opened the floor to the public.

Shena Tharnish, of 237 Exeter Road, requested that the Commission consider having the Applicant construct sidewalks as part of this application because they would serve the community-at-large. She added that her property is adjacent to this proposed project and that there are ongoing stormwater issues near the spring house that is adjacent to her eastern border. Mr. Babiy offered to meet her onsite to discuss this further.

John Toates, of 415 Waterloo Road, stated that he believes the plan does not address existing wetland, riparian, and stream conditions onsite. Mr. Briggs responded that state and federal resources do not identify these natural features as existing on the property. Mr. Toates suggested that a wetlands evaluation be completed to which Mr. Briggs asked the Applicant if he would be willing to do so. Mr. Toates also stated that he believes sidewalks should be constructed as part of this proposal.

No action was taken by the Commission.

CU 103 – 105 Lancaster Avenue – Animated Sign

The Applicant proposes to install a 10 square foot animated sign as part of a proposed freestanding ground sign as part of a proposed freestanding ground sign for the new bank development. The Township Zoning Officer has issued a review memorandum dated May 01, 2019. After discussion, Chairman Stanish opened the floor to the public and there were no comments.

On a motion by Ms. Hashemi, and seconded by Mr. McCarty, the Planning Commission unanimously recommended that the Board of Supervisors approve the conditional use subject to Applicant complying with the commitments in the Applicant's letter dated May 07, 2019, which address the Zoning Officer's aforementioned memorandum.

Public Comment

None

Announcements

Next tentatively scheduled Workshop is Tuesday, June 04, 2019 at 6:30 pm. Next regularly scheduled Regular Meeting is Tuesday, June 04, 2019 at 7:00 pm.

The meeting adjourned at 08:10 pm.

Respectfully submitted,

Kate Jones
Recording Secretary