

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

JULY 02, 2018

The regular meeting was called to order at 7:00 p.m. by Chairman Mark Stanish. Other members present: Tim Brennan, Mary Hashemi, John McCarty, and Ann Rothmann. 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.

June 05, 2018 Meeting Minutes

On a motion by Ms. Hashemi, seconded by Mr. Brennan, the Planning Commission unanimously approved the meeting minutes from June 05, 2018.

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

This is the third time the Planning Commission will review this Application. On April 03, 2018, the Commission recommended approval of the Preliminary Plan. The Applicant has decided to submit a revised Preliminary/Final Plan for the Commission's consideration before going to the Board of Supervisors for approval. The Applicant proposes to subdivide a total of four commercial lots into one lot with 18 new single-family detached dwellings. The Plan has received the following review letters: Township Engineer Review Letter dated June 21, 2018; Township Transportation Engineer Review Letter dated June 25, 2018; and Township Landscape Architect Review Letter dated June 27, 2018.

George Broseman, Esq., was in attendance representing the Applicant, and began a discussion with the Commission regarding outstanding issues in the Consultant review letters. Larger outstanding items include the submittal of elevation renderings as required as part of the application and stormwater management design. The Applicant will submit renderings and continue to work with the Township Engineer regarding stormwater management, per the Commission's request.

In addition, Mr. Brennan asked if the Applicant has received final approval from Tredyffrin Township for its concurrent application. Mr. Broseman stated that it has and Mr. Briggs requested a copy of that approval. Ms. Hashemi asked if the Berwyn Fire Company had reviewed engine access of and given approval for the t-shaped road design at the eastern edge of the proposal. Mr. McCarty asked Mr. Flaharty the timeline for the resolution of outstanding stormwater management issues and Mr. Flaharty replied that he anticipated this within the next week.

Chairman Stanish opened the floor to the public. William Boyer, of 550 Kromer Avenue, sought clarification on the engineering review.

The Planning Commission requested a revised Plan in accordance with the Township Consultants' Review Letters.

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

This is the second time the Planning Commission will review this Application. The Applicant proposes the demolition of the existing residence and the subdivision of the existing tract into 12 new single-family dwelling lots. The Plan has received the following review letters: Township Engineer Review Letter dated May 18, 2018; Township Transportation Engineer Review Letter dated May 18, 2018; Township Landscape Architect Review Letter dated May 16, 2018; Township Zoning Officer Review Memorandum dated May 24, 2018; and Chester County Planning Commission Review Letter dated February 13, 2018.

Barry Walsh, PE, was in attendance representing the Applicant and began a discussion with the Commission regarding outstanding issues in the Consultant review letters. Items of discussion included street lighting, fee-in-lieu options for sidewalk, curb construction, and recreational space. Mr. Briggs agreed with the Applicant's interpretation that street lighting is not a requirement of this Plan. The Applicant stated that he intends to finalize stormwater plans and return to the Commission at its September public meeting. Chairman Stanish requested that the Applicant leave room on each lot for future impervious surface cover to avoid future Zoning Hearing Board appeals.

Chairman Stanish opened the floor to the public and there were no comments.

The Planning Commission requested a revised Plan in accordance with the Township Consultants' Review Letters.

SD 519 – 616 Leopard Road – Final Minor Subdivision Plan

This is the second time the Planning Commission will review the Plan. 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 June 22, 2018; Township Transportation Engineer Review Letter dated June 25, 2018; Township Landscape Architect Review Letter dated June 18, 2018; Township Zoning Officer Review Memorandum dated June 27, 2018; and Chester County Planning Commission Review Letter dated April 09, 2018.

Allison Zarro, Esq., was in attendance representing the Applicant and began a discussion with the Commission regarding outstanding issues in the Consultant review letters. Mr. Flaharty stated that the applicant needs an additional EDU form the Township or it needs to show an on lot sewer system on its Plan. He asked that the Applicant resolve this prior to resubmission. During a discussion about stormwater management, Mr. Briggs reminded the Applicant that impervious surface calculations factor

in more than the footprint of the house, including eaves and HVAC systems. The Commission were in favor of the new proposed shared driveway and stressed that the Applicant should finalize stormwater management plans prior to returning to a future meeting.

Chairman Stanish opened the floor to the public.

John McDevitt, of 1410 Byrd Drive, Larry Stains, of 1404 Byrd Drive, and John Benjamin, of 569 Canterbury Lane, expressed concern about stormwater runoff going into neighboring properties.

Stuart Alden, of 563 Canterbury Lane, brought up several items, including questions related to proposed stormwater management and specimen tree replacement.

Polly Alden, of 563 Canterbury Lane, sought clarification regarding the application process.

The Planning Commission requested a revised Plan in accordance with the Township Consultants' Review Letters.

Sketch Plan – 500 Waterloo Road

The Applicant proposes to use Lot Averaging Design Option to subdivide one residential lot with two single-family detached dwellings into five lots for the construction of three new single-family detached dwellings. The Applicant has requested informal reviews from the Township Consultants: Township Engineer Review Letter dated June 11, 2018; Township Transportation Engineer Review Letter dated June 25, 2018; Township Landscape Architect Review Letter dated June 21, 2018; and Township Zoning Officer Review Memorandum dated June 27, 2018.

Joseph C. Mongeluzi, Jr., PE, was in attendance representing the Applicant and began a discussion with the Commission regarding the proposed lot-averaging, preserving neighborhood character, resources, and trees, driveway entrances, sidewalk requirements, and easements.

Chairman Stanish opened the floor to the public.

Everett Keech, of 501 Waterloo Road, gave his approval of the proposal, stating that it is a good way to preserve the current home onsite.

Mark Roberts, Esq., was in attendance representing the residents of 147 Exeter Road, and stated his clients' concern about neighborhood aesthetics, stormwater runoff, and traffic.

James Tiede, of 537 Waterloo Road, expressed concern over vehicle accidents on this stretch of Waterloo Road and, more specifically, the problematic entrance to proposed development on lot number five.

No action was taken on this item as it is a sketch plan application.

Public Comment

None.

Announcements

Next tentatively scheduled Workshop is Tuesday, August 07, 2018 at 6:30 p.m. Next scheduled Regular Meeting is Tuesday, August 07, 2018 at 7:00 p.m.

The meeting adjourned at 09:20 pm.

Respectfully submitted,

Kate Jones
Recording Secretary