

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

July 6, 2016

Work Session Meeting

The work session meeting was called to order at 6:30 p.m. All Planning Commission Members were present. Planning Commission discussed the matters that were on the regular meeting agenda.

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

JULY 6, 2016

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

Approval of Minutes from the June 7, 2016 Meeting

Motion by Mr. Cappelletti and second by Mr. McCarty to approve the meeting minutes from June 7, 2016.

LD 109 – 4 Midland Avenue – Preliminary/Final Land Development Plan

Mr. Briggs updated the Commission on this application. The Land Development application proposes to demolish the existing commercial building and construct two multi-family buildings with 16 dwelling units. The Planning Commission reviewed this proposal as a Sketch Plan on February 02, 2016 and formally reviewed it as a Land Development on April 05, 2016 and June 07, 2016. The Applicant has granted a time extension to, and was accepted by, the Board of Supervisors on June 20, 2016. The new deadline for the BOS is to render a decision is August 16, 2016.

George Broseman, Esq., was in attendance representing the Applicants. He introduced the new sketch plan and stated that the Applicant is only looking for feedback from the Planning Commission and that another extension will be requested. Changes, included centering the entrance to the development on Midland Avenue and shifting parking stalls, reflect previous comments from the Commission. Further, he stated, that Berwyn Fire Company has requested a locked gate at the backend of the development for emergency access and that the Applicant will comply.

The Commission expressed approval for the changes rendered, but requested more information, including elevation plans. Mr. Broseman stated that the Applicant intends to submit land development plans in advance of the September 7, 2016 Planning Commission meeting.

Justin Buchanan, of 20 Midland Avenue, offered clarification of his father's letter a previous meeting at stated that it was intended to express approval for the proposed parking entrance.

Elaine Bove, of 566 Woodside Avenue, asked for clarification regarding the proposed number of units. Mr. Briggs answered that 16 dwelling units are currently proposed.

Mark Ward, of 208 Dorset Road, asked if the Applicant is proposing a traffic study, and if that study will include the current absence of stop signs on Berwyn Avenue at the intersection of Berwyn and Woodside Avenues. The Commission remarked that it is a great suggestion, but that the intersection may be outside of the scope of the proposed project. Staff remarked that it will further look into signage issues at this intersection.

SD 510 – 15 Leopard Road – Minor Final Subdivision Plan

Mr. Briggs introduced the Commission on this application. The Subdivision application proposes to subdivide the Trinity House property into two lots with the new property line generally following the Village Business/Village Residential Zoning District boundary. Land development is not proposed at this time. This is the first time that the Planning Commission will review this proposal.

George Broseman, Esq., was in attendance representing the Applicants.

Ms. Camp noted that the Township's position on this application is that the proposed lot line change creates a nonconforming lot by increasing Lot 2's density to lot area ratio. She added that it is the Township's position that the Applicant should appeal to the Zoning Hearing Board for a variance. In addition Ms. Camp asked the Applicant why a subdivision was being proposed without any proposed land development. The Applicant responded that it would like to see if this a viable lot for development prior to finalizing any development plans. In addition, he said, they are considering a request from Trinity House that involves creating more parking spaces in the back of the property and a fire entrance off of Walnut Avenue. Any new development would be accessed from Route 30.

Lucille Washington, of 15 Leopard Road, stated that she is concerned about development in this neighborhood because it will bring traffic congestion to an area that has high pedestrian traffic, including a high population of elderly and disabled residents at Trinity House. She added that she is concerned about gentrification in Berwyn due a recent influx of development.

Arlene Riddle, of 30 Bridge Avenue, stated that she is also concerned about pedestrian traffic. That area, she noted, is a thoroughfare for children walking to and from school and does not currently provide safe access.

Dolores Narcisi, of 28 Leopard Road, said that the area of the proposed subdivision and eventual land development is awkward with steep grading and water features. She also noted that there is a traffic signage issue at Leopard and Potter Roads.

Michael Daniels, of 18 Walnut Avenue, asked for clarification regarding potential emergency access on Walnut Road. The Applicant stated that regular access would not be available on Walnut Avenue and the new proposed development would only have access off of Route 30.

Theresa Banks, of 840 Potter Avenue, expressed concern regarding the overall property's existing impervious coverage and wondered if any open space requirements were made as part of the Trinity House development. The Township stated that it is unaware of any.

The Applicant stated that he would be back at a future Planning Commission meeting with a revised Subdivision plan.

CU 95– 105 Lancaster Avenue – Hertz Car Rental

Mr. Briggs introduced the Commission to this application. The Conditional Use application proposes an automobile rental business at 105 Lancaster Avenue without any proposed land development. This property is located within the Planned Business Office Zoning District and Automobile Rental is not a defined use. He determined that the most similar use is Automobile Sales, which is only permitted with Conditional Use approval. Since there is no land development proposed a Subdivision and Land Development Application is not required.

The Commission discussed concerns regarding parking. John Susanin, of Colliers International, was in attendance representing the Applicant. He stated that there are currently 32 available parking spaces and that Hertz proposed a 12 car maximum onsite for rental service. In addition, Mr. Susanin stated he will provide the Township with parking calculations prior to a public hearing.

Mr. Ward stated that he believes this to be a perfect proposed use for the site.

Motion by Mr. Cappelletti and second by Mr. McCarty to recommend that the Board approve the conditional use subject to the Zoning Officer confirming that there is sufficient parking that meets the Zoning Ordinance requirements for the proposed car rental business, as well as the existing kitchen/showroom which is currently occupying the building on the property. The Planning Commission had no further concerns concerning the conditional use application.

ZHB 549 – Budd/Vatalaro – 395 Church Road

The Applicant proposes to construct additions to 3 nonconforming buildings. Variances are requested from Section 455-14.A to further increase the impervious surface to 18.0% where the maximum allowable impervious surface is 13.5%, to allow the primary dwelling to further encroach 16 feet and the detached garage to further encroach 15 feet into the side yard setbacks

where the minimum side yard setback is 30 feet, and any other relief that may be deemed necessary by the Zoning Hearing Board. The Application is scheduled to go before the Zoning Hearing Board on July 27, 2016.

The Planning Commission voted to make the following recommendations to the Zoning Hearing Board:

The Planning Commission does not support the request for a variance from Section 455-14.A, Figure 3-2 to allow a further encroachment into the side yard setback along the southern property line for the proposed addition to the existing residence. The Planning Commission did not have an objection to the Applicants building an addition consistent with the zoning variances that were granted in the 2003 Zoning Hearing Decision. However, any further encroachment into the side yard setback was not favored by the Planning Commission.

The Planning Commission does not support a variance from Section 455-14.A, Figure 3-2 to allow a further encroachment into the side yard setback along the northern property line for the proposed addition to the garage. The Planning Commission does not support Applicants' request for a variance from Section 455-14.A, Figure 3-2 to further exceed the maximum impervious cover permitted in the AA District.

It took no position on the other requests for relief in this application.

ZHB 550 – Anido – 2219 Grubbs Mill Road

The Applicant has installed pool equipment within the side yard setback. A variance is requested from Section 455-14.A to allow the pool equipment to remain at a 17-foot encroachment of the 30-foot side yard setback and any other relief that may be deemed necessary by the Zoning Hearing Board. The Application is scheduled to go before the Zoning Hearing Board on July 27, 2016.

The Planning Commission took no position on this application.

Announcements

Next tentatively scheduled Workshop is Tuesday, August 02, 2016 at 6:30 pm.

Next regularly scheduled Regular Meeting is Tuesday, August 02, 2016 at 7:00 pm.

Respectfully submitted,

Kate Jones

Recording Secretary