

EASTTOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 04, 2022

Call to Order:

The Planning Commission meeting was called to order at 7:00 p.m. by Planning Commission member, Mary Hashemi. Other members present: Ann Rothman, Mark Stanish, Nik Kharva, and Mark Stanish. Planning Commission member Paul Salvaggio was absent. Also attending: Don Curley, Assistant Township Manager, Matt Lubitz, Planning and Zoning Official and Tom Oeste, Esquire, Planning Commission Solicitor.

Election of Officers for 2022:

After reviewing protocol for election of the Chair and Vice Chair with Mr. Curley and Solicitor Oeste, Mrs. Hashemi, acting as temporary Chair, nominated Ann Rothman as Chair of the Planning Commission for 2022. Mr. Kharva seconded the motion. Mrs. Hashemi called for public comment. There was no public comment. Mrs. Hashemi called for the vote. The motion carried 4-0.

Mrs. Hashemi turned the meeting over to newly elected Chair, Ann Rothman. Mrs. Rothman nominated Nik Kharva as Vice Chair of the Planning Commission for 2022. Mr. Stanish seconded the motion. Mrs. Rothman called for public comment. There was no public comment. Mrs. Rothman called for the vote. The motion carried 4-0.

December 07, 2021 Regular Meeting Minutes:

Mrs. Rothman called for a motion to approve the December 07, 2021 Meeting Minutes. Mrs. Hashemi made a motion to approve the December 07, 2021 Meeting minutes as presented. Mr. Kharva seconded the motion. Mrs. Rothman called for public comment. There was no public comment. Mrs. Rothman called for the vote. The motion carried 4-0.

Zoning Hearing Board Applications:

ZHB 633 – 1278 Berwyn Paoli Road – The Applicant Engineer was in attendance via Zoom to present the plan which proposes to demolish the existing dwelling and build a new house with a larger footprint. The front of the new house would face Berwyn Paoli Road and maintain the existing nonconforming front yard setback of 47 feet from the cartway. Mr. Stanish recused himself from this agenda item. The PC discussed the plan and asked questions of the Applicant. Mrs. Rothman called for a motion. Mrs. Hashemi made a motion that the ZHB be notified that the Planning Commission voted to neither support nor oppose this application and suggested that the ZHB consider whether the proposed new house could be reoriented on the property or the footprint could be adjusted to comply with the front yard setback from the cartway. Mr. Kharva seconded the motion. Mrs. Rothman called for public comment. There was no public comment. Mrs. Rothman called for the vote. The motion carried 3-0.

ZHB 634 – 219 Lancaster Avenue – The Applicants were in attendance to present the plan which proposes to demolish the existing building and utilize the property for motor vehicle storage associated with the adjacent Maserati of the Main Line auto dealership. The Applicant is appealing the Zoning Officer's interpretation of Sections 274-18.A and 18.B of the Natural

Resources Protection Ordinance and in the alternative, requests a variance to not provide the riparian buffer. The PC asked questions of the Applicants and staff. Mrs. Rothman called for a motion. Mr. Stanish made a motion that the ZHB be notified that the Planning Commission does not oppose the requested variance request and strongly believes that protection of the Township's natural resources must be a high priority in planning, especially considering recent significant flooding events. However, the Commission could not support the application without more information on the environmental impact on the Riparian buffer resulting from the proposed development. Mrs. Rothman seconded the motion. It was noted that the Commission took no position on the appeal of the Zoning Officer's determination since that determination requires sworn testimony and legal analysis within the jurisdiction of the ZHB. Mrs. Rothman called for public comment. Cheryl Harper, 214 Pheasant Run Drive, commented on impervious surface. Mrs. Rothman called for the vote. The motion carried 3-1 with Mrs. Hashemi voting nay.

Other Business: The Planning Commission members congratulated Mr. Kharva on his reappointment to the PC. Mr. Kharva will assume the Historical Commission (HC) liaison responsibilities beginning with the January 12th HC meeting. Mrs. Hashemi commented that she, Mr. Curley and Mr. Kharva will begin the process of studying and implementing Township-wide pedestrian improvements as outlined in the Comprehensive Plan. Mr. Oeste thanked the PC and staff for supporting his reappointment.

Public Comment:

Mrs. Rothman called for public comment. There was no public comment.

Announcement:

The next regularly scheduled meeting is February 01, 2022 at 7:00 p.m. with a workshop at 6:30 p.m.

Adjournment:

The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

/s/Sharon Norris

Sharon Norris
Administrative Assistant to the Township Manager