

**EASTTOWN TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES**

January 14, 2021

The Special Meeting was called to order at 7:00 p.m. by Chairperson Mary Hashemi. Other members present: Vice-chairperson Ann Rothmann, Mark Stanish, Nik Kharva, and Paul Salvaggio. Also attending: Eugene Briggs, AICP, CZO, Interim Township Manager; Sharon Norris, Administrative Assistant to the Township Manager; Tom Oeste, Esquire, Planning Commission Solicitor and Lisa Thomas, RLA, AICP, LEED AP, Township Planner.

Chairperson Hashemi announced that the Planning Commission meeting is being recorded and will be available to the Public on the Township website. Mrs. Hashemi noted that after the Planning Commission has their discussion, the floor will be opened for public comment.

Village Business Multifamily Dwelling Unit Per Acre Density and First Floor Zoning Amendments:

Ms. Hashemi began with an overview of the Chester County Landscapes III Plan, which identifies Berwyn as a suburban center and compared that to the Township's Comprehensive Plan. Ms. Hashemi opened the floor to the Planning Commission for discussion.

Mr. Briggs explained the two items before the Planning Commission: 1) first floor use for multifamily buildings; 2) the density unit per acre number for multifamily buildings. The Board of Supervisors would like the Planning Commission to come up with a recommendation by February, if possible.

The Planning Commission individually shared their perspectives on density options. Mr. Salvaggio presented a fictitious calculation for a 1-acre lot.

Ms. Hashemi called for public comment.

Michael DeFlavia, 125 Bartholomew Road, commented on density;

Francine Danenhower, 552 Woodside Avenue, commented on increased density and its impact on services;

Deborah Dooling, 736 Berwyn Avenue, commented on increased density and the impact on services and infrastructure;

Joe Kohn, 245 Sugartown Road, commented on increased density and unintended consequences;

Avis Yuni, 231 Waterloo Avenue, commented on density for townhomes and developers;

Carrie Rongner-Cook, 37 Eastwood Road, commented on increased density and area businesses;

Stacy Anderson, 1127 Sheffield Drive, commented on density and changes to businesses brought on by the pandemic;

Kevin Marks, 537 Midland Avenue, commented on density and the Comprehensive Plan;

Scott Carpenter, 539 Woodside Avenue, commented on density and development.

The Planning Commission decided to continue its density per unit discussion at its February 02, 2021 meeting.

Ms. Rothmann made a motion to amend the Village of Berwyn Zoning Section 455-1.A 5 to mirror the draft language of the Devon Center District, as follows: Where a multifamily building is located on Lancaster Avenue, a minimum of the first 35 feet in depth of the first or ground floor shall be used for nonresidential uses either for residents of the multifamily building or other nonresidential uses permitted in the VB. The motion was amended to prohibit parking within the 35-foot depth of the first or ground floor. The amended motion was seconded by Mr. Stanish. Ms. Hashemi called for public comment. Avis Yuni, 231 Waterloo Avenue, commented on the motion. Ms. Hashemi called for the vote. The motion passed 5-0.

Announcements

Ms. Hashemi spoke to the recent attacks on the Capitol. The next Regular Meeting is scheduled for Tuesday, February 02, 2021 at 7:00 p.m. Mr. Briggs asked the Commission to think about its goals and objectives for 2021 and be prepared to have this discussion at the February meeting.

Adjournment

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Sharon Norris
Administrative Assistant to the Township Manager