



566 Beaumont Road, Devon, PA 19333
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PLANNING COMMISSION
Regular Meeting Minutes
May 03, 2022

Present: Planning Commissioners Ann Rothmann, Chair, Nik Kharva, Vice Chair, Paul Salvaggio, Mary Hashemi and Mark Stanish. Additionally, Don Curley (Assistant Township Manager), Matt Lubitz (Zoning Officer), Bryan Kulakowsky of ARRO Consulting (Township Engineer), Tom Oeste (Planning Commission Solicitor), and Supervisors Erik Unger and Betsy Fadems

Call to Order:

The Planning Commission (PC) meeting was called to order by Chair, Ann Rothmann.

Meeting Minutes:

Mrs. Rothmann called for any comments or revisions to the minutes. Mrs. Rothmann called for public comment; there was none. Mrs. Rothmann made a motion to approve the April 05, 2022 minutes as presented. Planning Commissioner Mark Stanish seconded the motion. Motion carried 4-0.

Subdivision and Land Development Applications:

SD 541 – 62-72 Central Avenue (Consideration of Waiver Requests)

Mrs. Rothmann asked the applicant if they were able to modify the Waiver Request to comply with the considerations listed in ARRO's letter dated March 30, 2022 under §400.60.A and §388.22.B, which recommends:

- 1) Provide minimum width of 10 feet easement from the property lines; and
- 2) Provide a minimum freeboard of six (6) inches between the 100-year elevation and the top of berm.

Applicant indicated that those changes were agreeable. Mrs. Rothmann made a motion to approve the Waiver Request for 62-72 Central Avenue in compliance with the consultant letters, especially the items in the ARRO letter. The motion was seconded by Planning Commissioner Nik Kharva. Mrs. Rothmann call for public comment, to which there was none. The motion carried 5-0.

Zoning Hearing Board (ZHB) Applications

ZHB 637 – 637 Newtown Road – Current impervious service at the property is 15.62%. Applicant seeks a variance from either §455-145 (maximum impervious surface area of 13.5%) or in the alternative, §455-132 (prohibiting flag lot access in impervious surface calculations). If the flag portion were permitted to be included,

the impervious surface would be 11.92%. Alternatively, Applicant seeks a de minimus variance. The PC asked questions of the Applicant, Township Consultants and Staff. The PC had no comment to the ZHB. Mrs. Rothmann asked for public comment. Commissioner Paul Salvaggio made a motion to make no comment to the ZHB. Commissioner Mark Stanish seconded the motion. The motion carried 5-0.

ZHB 639 – 2261 S. Valley Road – Applicants are asking permission to build on non-conforming lot, for more than 25% increase in square footage in the dwelling. Historical Commission gave their blessing for this project, as long as the addition is built in the back of the lot. The PC asked questions of the Applicants, Township Consultants and Staff. The Planning Commission discussed various important parameters for this project going forward: building in the riparian buffer, the driveway as it relates to the riparian buffer, and exploring all available options that would limit the amount of intrusion into the riparian buffer. Mrs. Rothmann asked for public comment. Kathleen Weiss (319 S. Waterloo Road, Devon) from the Historical Commission (HC) commented that the HC is more than happy to provide comments on any plans on this project going forward. Planning Commissioner Mary Hashemi made a motion to support the special exception and variance subject to the following conditions to be considered by the Zoning Hearing Board:

- 1) The height and area of the building addition should be restricted to assure that the addition is not noticeably visible from S. Valley Road.
- 2) The expanded driveway should be setback a minimum of 25 feet from the boundary of the wetlands.

Mr. Standish seconded the motion. Mrs. Rothmann asked for public comment, to which there was none. The motion carried 5-0.

Historical Commission Updates: Matt Lubitz, Zoning Officer, then presented an update on the Historical Commission (HC).

- At the April 13th meeting, the Historical Commission elected Palmer Dalesandro as new Vice Chair. They reviewed a presentation for the proposal to demolish 23 Knox Avenue. The Commission indicated that it is typically against the demolition of historic structures. Applicant will be returning to the next HC meeting some more designs.

-ZHB 639 was presented at the HC meeting.

- HC Vacancy – The HC is setting up a plan for interviews to interview for the final vacancy for the HC.

- They discussed the Comprehensive Plan where it mentions historical resources, and reviewed that and became more familiar with how it is reflected with the current proposed zoning amendments.

Other Business

- Discussion on Grant Writing to Fund Planning Commission Projects – Assistant Township Manager Don Curley communicated a message from Gene Briggs to introduce the idea of potentially using Grant Writing for future PC projects, as they

occur. When projects are identified, it will be evaluated whether funding would be available, with the assistance of staff, supervisor and/or consultant assistance.

- Update on Prospective Interventions for Pedestrian/Bicyclist Safety – Ms. Hashemi stated that the PC recommendations for this item will be presented to the Board of Supervisors at their upcoming meeting on May 16th, after which more information will be available. Ms. Hashemi stated that the Police Department has an informal list identifying intersections where they've seen the most crashes, hopefully to be part of PennDOT's improvement program in the future. Mr. Curley identified three areas for improvement: Newtown corridor, downtown corridor, and the Devon train station. The Memo from Don Curley to the Planning Commission includes asking the Township to consider preliminary evaluation of the two corridors with a preliminary budget of \$5,000-15,000, with a determination to proceed or not to proceed.

- Selection of Liaison for Recreation, Open Space, and Environmental Resource Plan – Ms. Hashemi made a motion to nominate Mrs. Rothmann as the Liaison to the Recreation, Open Space, and Environmental Resource Plan Task Force. Mr. Stanish seconded the motion. Mrs. Rothmann called for public comment, to which there was none. The motion carried 5-0.

- Mrs. Rothmann asked for more feedback from the Board of Supervisors regarding the PC doing annual reports. Supervisor Unger stated that the BOS wants to give the PC an opportunity to briefly share both its accomplishments and things the PC would like to accomplish going forward. Ms. Hashemi then gave a broad overview of ongoing projects and implementations related to the PC from the Comprehensive Plan, their statuses, and to make sure they are progressing or see what projects the PC should consider implementing in the future. Mrs. Rothmann encouraged the PC to look at the Comprehensive Plan list items and see if there is something that each of us feels important to move ahead with.

Public Comment: There was no public comment.

Announcements: The next regularly scheduled meeting is Tuesday, June 07, 2022 at 7:00 p.m., with a Workshop to precede the meeting begin at 6:30 p.m.

Adjournment: The meeting was adjourned at 9:12 p.m.