



**566 Beaumont Road, Devon, PA 19333**  
**Telephone: 610-687-3000 | Fax: 610-687-9666**

**PLANNING COMMISSION**  
**Regular Meeting Minutes**  
**July 07, 2022, 7:00 PM**

**PRESENT:** Planning Commissioners Ann Rothmann, Chair, Nik Kharva, Vice Chair, Mary Hashemi and Mark Stanish. Additionally, Don Curley (Assistant Township Manager), Tom Oeste (Planning Commission Solicitor), and Supervisor Erik Unger.

**CALL TO ORDER:**

The Planning Commission (PC) meeting was called to order by Chair, Ann Rothmann at 7:00 p.m.

**MEETING MINUTES:**

The PC reviewed the minutes. Commissioners and the Solicitor offered minor edits. The Chair asked for public comment. No one from the public commented. The minutes, with edits, were approved by Unanimous Consent.

**ZONING HEARING BOARD (ZHB) APPLICATION**

ZHB 640 – 97 Waterloo Avenue – Dave Skaggs (Attorney for the applicant) outlined key aspects of the request. The PC discussed the request. The Chair asked for public comment. Public comment was received as follows:

- *Kathleen Weiss (319 S. Waterloo Road) commented upon the capability to subdivide the property.*
- *Erik Unger (430 Conestoga Road) commented upon how the property fits in the neighborhood.*

Mr. Standish made a motion to support the request as follows and with the following conditions:

1. A restrictive covenant, satisfactory to the Township Solicitor, shall be recorded in the chain of title to the Property which:
  - a. prohibits subdivision of the Property in perpetuity;
  - b. restricts the occupancy of the ADU and principal dwelling to persons who are related to one another by blood, marriage, or legal adoption;
  - c. requires construction and perpetual maintenance of the garage and ADU in a carriage house style complimentary to the existing house as represented in the elevations made part of the Application;
  - d. requires the perpetual maintenance of the exterior of the existing principal dwelling in its current historic condition; and
  - e. authorizes the Township Zoning Officer to access and inspect the Property and

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structures to confirm compliance with the requirements of the restrictive covenant.  
2. The garage and ADU shall comply with the minimum side yard setback of 10 feet.

Nik Kharva seconded the motion. The motion passed 3-1 (Mary Hashemi opposed).

**OTHER BUSINESS:** The PC discussed the prospective relocation of the boundary line between the VB and VT. It took no action and indicated that the item should be readdressed at the next meeting.

**PUBLIC COMMENT:** Tom Bentley (1595 Paoli Pike) commented upon a prospective subdivision on Highland Avenue.

**ANNOUNCEMENTS:** The Chair announced the next regularly scheduled meeting, scheduled on Tuesday, August 04, 2022 at 7:00 p.m.

**ADJOURNMENT:** The meeting was adjourned at 8:45 p.m.