

**EASTTOWN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 03, 2021**

**Call to Order:**

The Planning Commission meeting was called to order at 7:00 p.m. by Chairperson Mary Hashemi. Other members present: Vice Chairperson Ann Rothman, Mark Stanish, Nik Kharva and Paul Salvaggio. Also attending: Eugene Briggs, AICP, CZO, Township Manager; Don Curley, Assistant Township Manager; Matt Lubitz, Planning and Zoning Officer, Sharon Norris, Administrative Assistant to the Township Manager and Kim Venzie, Esquire, Planning Commission Solicitor. Mrs. Hashemi reviewed meeting protocol. Due to technical difficulties, the audio portion of the Virtual meeting did not begin until 7:08 PM.

**July 08, 2021 Regular Meeting Minutes:**

Chairperson Hashemi asked the Planning Commission members if they had any edits to the draft minutes. Mrs. Hashemi called for a motion to approve the minutes. Mrs. Rothman made the motion to approve the minutes. Mr. Salvaggio seconded the motion. Mrs. Hashemi called for public comment. There was no public comment. Ms. Hashemi called for the vote. The motion passed 5-0.

**Subdivision and Land Development Plan Applications: (None Scheduled)**

**Zoning Hearing Board Application:**

**ZHB 621 – St. Norbert School** – The Applicant seeks a variance from Section 455-14.A and Table 3.2 of the Ordinance to permit an increase in impervious surface on the property for the installation of a 240 sq. ft. storage shed on an area of stone gravel, where 18.5% is the maximum permitted impervious surface. Dave Pellegrino and Denise Duffy of St. Norbert’s were in attendance to present the Plan and answer questions. The Planning Commission discussed the Plan with the Applicant. Mrs. Hashemi called for a motion. Mr. Stanish made a motion that the Planning Commission recommend that the Zoning Hearing Board grant the request for the increase to the impervious coverage. Mr. Salvaggio seconded the motion. Mrs. Hashemi called for public comment. There was no public comment. Mrs. Hashemi called for the vote. The motion carried 5-0.

**ZHB 624 - Waynesborough Country Club** – The Applicant seeks a variance from Section 445-31 (Natural Resources Protection) of the Ordinance to permit golf course renovation within the 50 ft. riparian buffer zone; Section 274-24.A(2) (Very steep slopes) to permit regrading of more than 15% of very steep slopes; and Section 274-24.D to permit grading of very steep slopes within 100 feet of streams, wetlands, lakes or ponds. Tim O’Brien, PE, Joe Furko, General Manager and John Snyder, Esquire, were in attendance to present their Plan. The Planning Commission discussed the Plan and asked questions of the Applicant. Mrs. Hashemi called for public comment. Steve Harper, 214 Pheasant Run Drive, commented on PC membership in the Country Club, the Chester County Conservation District, the Army Corps of Engineers and trap shooting with relation to the Plan. Bill Christman, Esquire, representing Chris and Jen Franklin, 83 Greenbriar Lane, commented on the location of the trap shooting and noise. It was noted by several Planning Commissioners that the noise from the trap shooting is not before them for consideration this evening. Cheryl Harper, 214 Pheasant Run Drive, commented on trap shooting, the District Court proceeding, and working together. Mr. Stanish made a motion that the Planning Commission recommend that the Zoning

Hearing Board grant the requested variances. Mrs. Hashemi revised the motion to include a notation to the ZHB that Residents voiced their concerns about noise from trap shooting on the golf club property. The motion was seconded. Mrs. Hashemi asked for public comment on the motion. There was no public comment. The motion carried 5-0.

**ZHB 620 – 2540 White Horse Road** – The Applicants seek a variance from Section 445-31 (Natural Resources Protection) of the Zoning Ordinance to permit the construction of a terrace and pool and the expansion of an existing barn that will encroach approximately 25 feet into the 50 feet riparian buffer. Dave Shula, PE and Davis Skaggs, Esquire, were in attendance to present the Plan and answer questions from the Commission. The Planning Commission discussed the Plan and asked questions of the staff and the applicant. Mr. Stanish made a motion that the Planning Commission recommend that the Zoning Hearing Board grant the requested variance. The motion was seconded by Mr. Salvaggio. Mrs. Hashemi called for public comment. There was no public comment. The motion carried 4-1 with Mrs. Rothman voting nay.

**Other Business:**

**Consideration of Omnibus Zoning Amendment** – The Planning Commission began their review of the Code Amendments which included brief summaries from Cheryl Harper and Bill Friedrich of the Historical Commission and Gary Ellis of the Environmental Advisory Council. The PC separated the minor procedural changes from the more substantive policy-oriented changes and delved into an extensive discussion/review of the proposed amendments. It was determined that the Historical Commission would provide an overview of its proposed updates at the September PC meeting and that the Environmental Advisory Council would have an opportunity to review the prospective changes associated with beekeeping. Mrs. Hashemi called for public comment. Betsy Fadem, 200 Hedgemere Drive, commented on Section 15 and Section 37 with regard to stating goals and editing. Cheryl Harper commented on drive through's and changing goals. Steve Harper commented on the noise ordinance and warehouses in the PBO. Joan Bergquist, 217 Devon Boulevard, commented on warehouses in the PBO.

**Consideration of 2022 Prospective Planning Commission Initiatives** – Mr. Curley summarized that the PC should begin discussing their 2022 spending, as the Township is beginning the budget process. The PC discussed a variety of potential projects and determined their projects are dependent on what the Board of Supervisors determines is a priority for the PC. The PC will discuss this again in September. Mrs. Hashemi called for public comment. Joan Bergquist commented on the Devon Planned overlay.

**Public Comment:**

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

**Announcements:**

The next regularly scheduled meeting is Thursday, September 09, 2021 at 7:00 PM preceded by a workshop meeting beginning at 6:30 PM.

**Adjournment:**

The meeting was adjourned at 9:58 p.m.

Respectfully submitted,

*/s/Sharon Norris*

Sharon Norris  
Administrative Assistant to the Township Manager