

**EASTTOWN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
SEPTEMBER 09, 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: Don Curley, Assistant Township Manager; Matt Lubitz, Planning and Zoning Officer, Darryl Becker, Township Engineer, Chris Williams, Township Traffic Engineer and Tom Oeste, Esquire, Planning Commission Solicitor. Mrs. Hashemi reviewed meeting protocol.

**August 03, 2021 Regular Meeting Minutes:**

Chair Hashemi asked the Planning Commission (PC) members if they had any edits to the draft minutes. Mrs. Hashemi called for a motion to approve the minutes. Mr. Kharva made a motion to approve the minutes. Vice Chair Rothman 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.

**Sketch Plan Applications:**

**72 Central Avenue and 62 Central Avenue** – The Applicant, Mike Young and Applicant Engineer, John Robinson, were in attendance to present their plan to consolidate two lots into one lot and subdivide that into 5 lots where they would like to build 3 new townhouses. The Planning Commissioners discussed the Plan, including the consultant review letters, and zoning requirements including primary façade, parking, driveways and garages, with the Applicant. Mrs. Hashemi called for public comment. Avis Yuni, 231 Waterloo Road, commented on minimum lot size requirements and new density requirements in the VT. Arlene Riddle, 31 Central Avenue, commented on parking. Carol McGranahan, 60 Bridge Avenue, commented on cars blocking driveways and sight distance. Serena Salvo, 72 Bridge Avenue, commented on parking. Cheryl Harper, commenting as the Historical Commission liaison, spoke about the project, the streetscape and retaining Victorian character. Kathy Hozinez, 74 Central Avenue, commented on parking, the neighborhood, the project and a typographical error on the plan. The PC directed the Applicant to consider all the comments heard tonight when developing a future plan.

**Subdivision and Land Development Plan Applications:**

**SD 533 – 578 Lancaster, 4 Midland and 5 Woodside Avenues**

Mr. Stanish recused himself from the discussion. The Applicant, Todd Pohlig and his attorney, George Broseman, reviewed the details of the plan, a mixed use building with 107 residential units and approximately 4,200 SF of retail on the ground level. The PC recommended approval of the Preliminary Plan at their July 08, 2021 meeting and the Board of Supervisors granted preliminary plan approval at their July 19, 2021 meeting. The PC asked questions of the Applicants and the Township consultants. Mrs. Hashemi made a motion to approve SD 533 Final Plan with conditions as outlined in Mr. Oeste’s recommendation of approval letter dated September 13, 2021 and stated below:

1. Applicant and the application shall comply with all outstanding comments and recommendations in the following review memorandum and correspondence:
  - 1) Matt Lubitz, BCO, memorandum dated August 27, 2021

- 2) ARRO, Township Engineer, correspondence dated August 24, 2021
- 3) McMahan Associates, Township Traffic Engineer, correspondence dated August 31, 2021
2. The Applicant shall comply with all conditions and requirements of Preliminary Plan approval set forth in Andy Rau's correspondence to George Broseman dated July 30, 2021.
3. The design and construction of the proposed building depicted on the Final Plan shall substantially comply with the following: a) Architectural renderings drawings ASK-01 through -08 and the Street Wall and Building Height Diagrams, Drawings ASK-09 and -10; all dated 06/15/2021; and b) the plan titled "Berwyn Square Mixed-Use Illustrative Plan with Use Overlay", dated 06/16/2021; which were all submitted as part of the Application.
4. As part of the Highway Occupancy Permit (HOP) application to PennDOT, the Applicant shall evaluate the future traffic conditions of the intersection of Woodside Avenue and Lancaster Avenue in cooperation with McMahan Associates, (Township Traffic Engineer), shall revise the Applicant's Traffic Impact Assessment as necessary and shall implement any changes to the intersection and Woodside Avenue approved by and satisfactory to the Township, subject to approval of PennDOT which may include prohibition of the left turn movement and/or designation of Woodside Avenue as one-way southbound from Lancaster Avenue to the Woodside Avenue garage access to the proposed building.
5. The fee in lieu of open space in the total amount of \$267,500 required by the Preliminary Plan approval shall be paid by the Applicant to the Township prior to recordation of the Final Plan with the Recorder of Deeds of Chester County.
6. The Applicant shall contribute to the Township a fee for transportation improvements in an amount to be determined by the BOS and to be paid to the Township prior to recordation of the Final Plan with the Recorder of Deeds.
7. The PC Solicitor recommends that the Applicant shall consent to the withdrawal of SD 537.

Mr. Salvaggio seconded the motion. Mrs. Hashemi called for public comment. Ms. Salvo commented on traffic traveling to Route 30. Arlene Riddle, 31 Central Avenue, commented on traffic, delivery trucks and loading zones. Michael DeFlavia, 125 Bartholomew Road, commented on the Woodside Avenue and Route 30 intersection and stormwater. Cheryl Harper, on behalf of the Historic Commission, commented on the architectural elements and the brick material. Joseph Kohn, 240 Sugartown Road, commented on the stormwater waiver. Scott Carpenter, 539 Woodside Avenue commented on the stormwater. Mr. Becker, Township Engineer, summarized the stormwater process. Mrs. Hashemi called for the vote. The motion carried 4-0.

### **Zoning Hearing Board Applications:**

#### **ZHB 618 – 431 Dorset Road**

The Applicant seeks a variance from Section 455-14.A and Table 3.2 of the Ordinance to permit the construction of a pool and patio which will increase the impervious surface on the property (an existing nonconforming lot), to 20.33% where 18.5% is the maximum. Mrs. Turoczi, the Applicant, was in attendance on behalf of the plan. The Planning Commission discussed the Plan with the Applicant acknowledging the Applicant considered the PC's comments from their previous appearance in front of the Commission. 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. Kharva 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 623 – 119 Lancaster Partners**

The applicant seeks a variance(s) concerning building placement and parking. Mike Crotty, Esquire, was in attendance on behalf of the Township. Gina Gerber, Esquire and Eli Kahn, the Applicants, were in attendance to present their plan. The Planning Commission discussed the Plan and asked questions of the Applicant. Mrs. Hashemi called for a motion. Vice Chair Rothman made a motion that the Planning Commission recommend to the ZHB that they approve the variances 1 through 6 associated with this Application noting they are recommending these due to the historic nature and significance of the building. Mr. Stanish seconded the motion. Mrs. Hashemi called for public comment. Bill Friedrich, 425 Newtown Road, commented on the building, noting although it is not on the list of protected resources in the Township, it is eligible for that designation. He also commented on the Studebaker sign. Cheryl Harper commented on the sign and plaques. Joseph Kohn commented on the variances. Avis Yuni commented on the Studebaker name and providing a sign or marker noting the historic significance of the building. Mrs. Hashemi called for the vote. The motion carried 5-0.

### **ZHB 625 – 575 Lancaster Avenue**

Stacey Ballard of Eadeh Enterprises presented her plan to the Planning Commission. The application seeks a variance from Section 455-74.1 (minimum off-street parking spaces) to permit the reduction of shared parking on the property and three adjacent properties to 154 spaces where 166 spaces were previously permitted. The Planning Commission considered the plan and asked questions of the Applicant. Mr. Oeste called for a motion to support the application and Illustrative Site Plan dated July 27, 2021. Mr. Stanish made the motion and Mr. Kharva seconded the motion. Mrs. Hashemi called for public comment. Avis Yuni commented on parking and signage. Todd Pohlig commented on the project. Buck Buchanan commented on the project. Cheryl Harper commented on the Yang Building. Mrs. Hashemi called for the vote. The motion carried 5-0.

### **Other Business:**

**Update Regarding Coordination with the Environmental Advisory Council for Revisions to the Open Space Recreation, and Environmental Resource Plan of 1993** – Gary Ellis, member of the EAC, gave a presentation on how the EAC would like to work together with the Planning Commission and the Parks and Recreation Board to update this Plan and opened up the floor for questions from the PC. The PC endorsed the project and will establish a process at a later date. Mrs. Hashemi called for public comment. There was no public comment.

**Consideration of Omnibus Zoning Amendment** – The Planning Commission continued their review of the draft Code Amendments beginning with the proposed changes to the noise ordinance. Mrs. Hashemi called for public comment. Barb Matson, 13 Greenbriar Lane, Paoli, commented on Mr. Harper’s letter provided to the PC and the noise ordinance. Avis Yuni commented on the noise ordinance. Brian McElwee, 421 Darby Paoli Road, commented on the noise ordinance. Mrs. Hashemi suggested everyone in support of Mr. Harper’s letter sign a sheet saying they are in support of what it says and provide that to Don Curley. Troy Moss, commented on specific language in the noise ordinance. Joan Bergquist, 217 Devon Boulevard, commented on an old “no gunning” rule in Easttown Township. Avis Yuni commented on beekeeping becoming a standalone ordinance similar to the noise ordinance. Mr. Stanish requested that the PC have a meeting devoted to only the Omnibus Zoning Amendments. Bruce Norcini commented on moving the discussion to an earlier hour. He also commented on page 6, section 16 regarding the apartment overlay in the Devon Horse Show area.

**Public Comment:**

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

**Announcements:**

The next regularly scheduled meeting is Tuesday, October 04, 2021 at 7:00 PM preceded by a Workshop meeting beginning at 6:30 PM.

**Adjournment:**

The meeting was adjourned at 10:37 p.m.

Respectfully submitted,

*/s/Sharon Norris*

Sharon Norris  
Administrative Assistant to the Township Manager