

**MINUTES  
PLANNING COMMISSION MEETING  
FEBRUARY 6, 2023**

The Planning Commission met on the above date in the East Conference Room of the Downingtown Municipal Government Center at 7:00 p.m. Members present: Chairperson Geanine Castaldi, Vice Chair David Proctor, Eileen Moyer, Council Liaison Joe Ferris, Steve Henning, Caroline O'Connor, Borough Engineer Matt Bush and Planning Commission Secretary Debra Lammey.

**Approval of Minutes**

Dave Proctor made a motion to approve the minutes from November 21, 2022, seconded by Eileen Moyer. Approved (Caroline and Geanine abstained). Dave Proctor made a motion to approve the minutes from December 5, 2022 seconded by Caroline O'Connor. Approved (Steve Henning abstained).

**Comp Plan Signatories**

Signatures were obtained from Michael Baker International for the VPP County Contracts

**SD 2022-002 / 16 & 32 Downing Ave**

Adam Brower (Engineer) and applicants were in attendance to discuss their SD submission. Applicants are proposing to convey 3,292 sq. ft. to the neighbor's lot to give them more space. No planned buildings or additions are planned with this change. Waivers to the Engineers review letter for items #8, #9 and #11 were requested. Dave proctor made a motion to recommend to Council approval of this plan subject to the County and Engineers review letter, seconded by Eileen Moyer. Approved.

**ZHB 2022-02 / 227 E Lancaster Ave / McDonalds – Informational**

The applicants are proposing to install add a double drive-thru for this location. Many of the Planning Commission members were in opposition for this plan. Some members of the PC will gather information and plan to attend the ZHB to express opposition.

**Engineering & Code Department Update**

- 112 Washington Ave
- Downingtown West HS improvements
- Beaver Creek improvements

**Council Update**

- Offer placed for a new Borough Manager
- 126 Wallace Ave – bids for architectural renovations

**For the Good of the Order**

- Caroline: EV chargers at 126 Wallace Ave, Documentary on the Borough regarding the Borough being one of the worst light pollution offenders
- Geanine: Concern at E Lancaster Ave (near the old Library) with traffic and accidents
- Dave: Library will have a new Director soon & book sale will take place 3/17/23
- Joe: Thank you to Deb for taking on extra duties while short staffed. New member for black gum tree

**Adjournment**

Dave Proctor made a motion to adjourn at 8:15 PM, seconded by Steve Henning. Motion carried.

Respectfully submitted,

*Debra Lammey*

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Planning Commission Secretary