

**MINUTES  
PLANNING COMMISSION MEETING  
NOVEMBER 16, 2020**

The Planning Commission met on the above date in the Annex Building (South Conference Room) of the Downingtown Municipal Government Center at 7:00 p.m. Members present: Vice-Chair Steve Henning, Mayor Phil Dague, Council Liaison Lauren Van Dyk, Eileen Moyer, Adrian Martinez, Joe Ferris, Caroline O'Connor, JMR Engineer Matt Bush and Planning Commission Secretary Debra Lammey.

**Approval of Minutes**

Phil Dague made a motion to approve the minutes of October 19, 2020, seconded by Eileen Moyer. Approved.

**CU 2020-01 – Trestle View Village**

Francis Taraschi and Andy Eberwine met to discuss the CU 2020-01 application submitted for the Trestle View project. Matt Bush discussed the items in his review letter and explained how the architectural renderings, traffic impact study and visual impact plan will be presented at the LD process. A mini traffic study was given to the PC to review. A question was asked about the site and location of the trail connection with regard to a ROW. Adrien Martinez made a motion to recommend approval of this application, seconded by Phil Dague with the conditions of a traffic study and a visual impact plan being completed. Approved.

**Vision Solar – 247 Prospect Ave**

Bob Greenstreet from Vision Solar met with the Planning Commission to introduce the company for a new solar install. He explained how the panels are now designed have very little to no reflection. The Planning Commission was comfortable with the plans that were submitted and welcomed Vision Solar to the Borough. Lauren Van Dyk made a motion to approve Vision Solar, seconded by Adrien Martinez. Approved.

**Shade Tree Commission**

The PC met with Matt Bradley, Joe Ferris and Rick Webb from the Shade tree commission. The Commission discussed what their goals were at this time and will be preparing to work with residents on education regarding trees and care. Possible create a small pamphlet to send out in a mailing. The PC suggested that maybe they could catalogue the types of trees and their location and suggest areas that might need plantings. The Shade Tree Commission meetings are held the second Tuesday of each month and their next meeting will be December 2, 2020. The Planning Commission is excited to work with them on LD projects in the future.

**Engineering & Code Department Update**

- Woodbine Lot #3 moving into Phase II.
- New development on Boot Road – 120 homes to be built
- River Station still hoping to begin in Spring
- Woodbine Trail to be completed soon.
- Chestnut Street bridge almost complete
- PC asked about the trees being removed from BSHS. Matt believed that they are the trees for the Trail project.

### **Council Update**

- Draft Budget was submitted. Steve Henning asked if we could incorporate money into the budget for the Comprehensive plan update which should be completed by 2023.

### **For the Good of the Order**

- COVID update on increase in numbers – meetings may have to go virtual again.
- Council seat will be decided in December. Many other seats will be opening up as well.

### **Adjournment**

Phil Dague made a motion to adjourn at 9:00 p.m., seconded by Lauren Van Dyk. Motion carried.

Respectfully submitted,

*Debra Lammey*

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Planning Commission Secretary