

**MINUTES
PLANNING COMMISSION MEETING
MARCH 1, 2021**

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: Chairperson Dave Proctor, Vice-Chair Steve Henning, Mayor Phil Dague, Council Liaison Lauren Van Dyk, Geanine Castaldi, Joe Ferris, Caroline O'Connor, JMR Engineer Matt Bush and Planning Commission Secretary Debra Lammey.

Re-Organization

Recommendation to Council was made to reappoint Dave Proctor, Geanine Castaldi and Joe Ferris for another two year term. Approved.

Dave Proctor nominated Lauren Van Dyk as temporary chair. Lauren called for nominations for Chairperson. Mr. Henning nominated Dave Proctor and Geanine Castaldi seconded – no other nominations were made and a vote was taken. Dave Proctor approved as Chairperson. Lauren then called for nominations for Vice-Chairperson. Dave Proctor nominated Geanine Castaldi and Mayor Dague seconded – no other nominations were made and a vote was taken. Geanine Castaldi approved as Vice-Chairperson. Lauren Van Dyk yielded the floor to Dave Proctor.

Approval of Minutes

Phil Dague made a motion to approve the minutes of November 16, 2020, seconded by Steve Henning. Geanine Castaldi and Dave Proctor recused themselves as they were not in attendance. Approved.

2020 PC Annual Report – it was noted that the STEM Tour by the Planning Commission should be included on the report to submit to Council.

DVRPC Update

Matt Bush gave an update that the build model of the study was finished. The last phase they will be looking at actual projects to incorporate to improve things sometime this year. The build model included future traffic volumes, future developments and planned transportation projects. Problematic intersections were identified with the Model. Public participation has been limited. The School District sent over their transportation summary to show the data collected for Downingtown. PC had a question about how this goes from strategy to action. Matt will give an update when he hears anything.

Trestle View Village Update

Deferred until March 3, 2021 by Council.

Development Update

Steve Sullins gave an update on the old Militos property. Mr. Deignan is focusing on a five-story building with 100 residential units at the operations center building (south end of the property) with parking behind Borough Hall. The restaurant is under new ownership to. Parking will have to be determined. The plan will be coming to the PC in the future for this project. There are issues with the floodplain for parking behind Borough Hall. ARM District requires 1 car per unit and would require 100 spaces. Traffic study would have to be completed as well for the project.

Comprehensive Plan Update

URDC did the 10 year update. Mr Sullins asked if the PC was looking to do a mini update now or wait until 2023 for a full plan update for the budgets. The PC should decide on what areas in the Borough should be included for the update due to project completions and new projects being planned. Mr. Sullins will make a list of his recommendations and distribute to the PC.

Engineering & Code Department Update

- 112 Washington planning to move forward
- Train Station still moving forward but slowly
- Woodbine Apts C of O's Issued
- Woodbine Trail to be completed in a couple weeks
- Woodbine Phase II progressing
- Trestle View CU on Wednesday
- River Station on a holding pattern

Council Update

- Dr. Angela Howard came on board to Council
- Chestnut Street Bridge to open April 1, 2021

For the Good of the Order

- Joe Ferris said it is good to see things reopening.
- Caroline stated newly formed SAC had their first meeting. Ready for 100 is a resolution Borough adopted for renewable energy.

Adjournment

Geanine Castaldi made a motion to adjourn at 8:35 p.m., seconded by Steve Henning. Motion carried.

Respectfully submitted,

Debra Lammey

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Planning Commission Secretary