

**MINUTES
PLANNING COMMISSION MEETING
MAY 17, 2021**

The Planning Commission met on the above date in the Council Chambers of the Downingtown Municipal Government Center at 7:00 p.m. Members present: Chairperson Dave Proctor, Vice-Chair Geanine Castaldi, Council Liaison Lauren Van Dyk, Steve Henning, Adrian Martinez, Joe Ferris, Caroline O'Connor, Eileen Moyer, JMR Engineer Matt Bush and Planning Commission Secretary Debra Lammey.

Approval of Minutes

Steve Henning made a motion to approve the minutes from May 3, 2021, seconded by Geanine Castaldi. Approved.

Woodbine East Village – Basin Re-Design

A revised visual impact was submitted for the PC to review. After discussion Steve Henning made a motion, seconded by Eileen Moyer to make a recommendation to Council on the approval of the amended Visual Impact Plan subject to the Borough Engineer's review. Approved unanimously.

248-250 Highland Ave SD 2021-001, Lot Consolidation

Matt discussed the application for lot consolidation with the PC and explained there would be no exterior changes to the properties only interior renovations. The applicants have received ZHB approval for variances needed for the project. He discussed the CCPC review letter and went over items in his review for waivers that are needed. The applicants stated they are planning to replace the sidewalk as part of the plan approval. Adrian Martinez made a motion to recommend to Council approval of the plan, seconded by Eileen Moyer. Approved.

Comprehensive Plan Discussion

Lauren had a discussion with Kevin Meyer from the CCPC and discussed the potential Vision Partnership Funding Program. The PC felt that this would be a good option for the larger update in 2023. Matt reached out to the solicitor to make sure the PC follows the requirements for the comprehensive plan update. Adrian Martinez made a motion to have Caroline reach out to the potential consultants, seconded by Lauren Van Dyk.

DVRPC Traffic Study Update

Matt Bush told the Planning Commission that DVRPC studied 29 intersections and identified 15 of them for improvements with signal timing. Six intersections were identified in the Borough: Business 30 & Lloyd Ave, Manor & Pennsylvania Ave, Business 30 & Brandywine, 322 (Brandywine) & Boot Rd, Business 30 & Uwchlan Ave and Business 30 & Woodbine. Stormwater improvements are needed at Business 30 & Manor Ave.

Engineering & Code Department Update

- DVRPC will be having public meetings May 18th @ 2PM & May 20th @ 7PM to discuss the Traffic Study Action Plan.
- 420 Acorn Lane – demo has begun at Victory for the outside seating area.
- The Social is adding a beer garden.
- Creamery outside deck is complete.
- Woodbine Lot –East Village has stopped construction due to building costs and materials.
- Trestle View will be submitting their SALDO in June or July.

- River Station is on hold due to the high costs of labor and materials.
- New Italian restaurant going in at the old Fire Creek/Militos.

Council Update

- Council meeting to be live streamed. There have been issues with the firewall.
- Primaries are on Tuesday.

For the Good of the Order

- Geanine: Possible that events will start up again.
- Lauren: Suggesting that the Borough have a Community Garden.
- Adrian asked Joe if the Tree Commission has any suggestions for the Comp Plan Update.
- Trash Clean-up Day was a success.
- Dave: White Elephant sale at the Library was a huge success.
- Dave: Requesting that PC meetings be moved back to the East Conference Room.
- Joe: River Station property needs to be trimmed and silt socks restored.

Adjournment

Steve Henning made a motion to adjourn at 8:30 p.m., seconded by Adrian Martinez. Motion carried.

Respectfully submitted,

Debra Lammey

Debra Lammey
Planning Commission Secretary