

**MINUTES
PLANNING COMMISSION MEETING
JULY 19, 2021**

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

Approval of Minutes

Eileen Moyer made a motion to approve the minutes from June 21, 2021, seconded by Steve Henning. Steve and Adrian abstained as they were not in attendance. Approved.

Shade Tree Ordinance

Deferred.

Comprehensive Plan Discussion

There has not been much feedback from the potential parties. Caroline asked if the PC should expand on the bullet points and develop an outline for submission to Council for feedback. Once the outline is complete it can be sent to the Solicitor for approval as well.

124 S Lloyd Ave

The Borough Engineer had a brief discussion about the applicant's lot line change submission. A couple of waivers will be needed. The Planning Commission had some questions and decided to table discussions until the Applicant can come in to discuss the plan.

Engineering & Code Department Update

- East Village basin design review.
- River Station will begin site work in July/August.
- Hair salon will be going in on the side of the R5Wines building.
- Site walk through at Trestle View. They will be submitting to the PC very soon. TIS will be done when school begins.
- ZHB submitted for 216 Washington Ave for Use Regulations in the C-1 District as part of a sale deal with the Dane Décor building. They are a custom closet manufacturer currently located in West Chester.
- St. Joseph's will be installing new inlets at Stuart Ave.

Council Update

- Flooding issues were discussed at the last meeting.
- Borough has no plans to purchase the William St property that was demolished.

For the Good of the Order

- Joe: Shade Tree Commission will be holding a presentation on 9/16/21 at the Library "Art of Pruning".

- Lauren: Summer Jam August 7 from 5-9 with food and bands.
- Phil: Christmas parade will be December 11 from 3-5. Brew Down at Minquas October 30, 2021.
- Geanine: New members/volunteers needed for parade committee.

Adjournment

A motion was made to adjourn at 8:30 p.m., seconded by Phil Dague. Motion carried.

Respectfully submitted,

Debra Lammey

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Planning Commission Secretary