

**MINUTES
PLANNING COMMISSION MEETING
AUGUST 16, 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, Mayor Phil Dague, Eileen Moyer, Steve Henning, Adrian Martinez, 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 Phil Dague. Approved.

Comprehensive Plan Discussion

No update information. Lauren was to present to Council the updated outline at the next meeting. August meeting was cancelled and next scheduled meeting will be September 1, 2021 for feedback. Once the outline is complete it can be sent to the Solicitor.

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. Phil Dague made a motion to recommend to Council approval of the Sketch Plan lot line change with waivers noted on the Borough Engineer's letter, seconded by Adrian Martinez. Approved.

CU 2021-001 Mission Community Church

The applicant proposes to purchase 216 E Lancaster Ave for the use of its Church. This type of use is approved for the C-1 Zoning District but they will be seeking shared parking approval from Council. Agreements with MSV, 15 Green and 216 Washington will be submitted. After discussion the planning commission is recommending to Council that they not make a final decision until the PC has the opportunity to meet with the Applicants or not approve a reduction in required parking or have the applicants pay a fee-in-lieu for the shortage in parking.

Engineering & Code Department Update

- River Station has officially begun site work.
- Trestle View and Daniels Way have submitted LD/SD applications and will be coming to PC in September.
- Woodbine Lot #1 is almost closed out. Sidewalks are still being installed.
- Woodbine Lot #3 has some drainage issues.
- Matt will send an invite to the County PC for the October meeting.

Council Update

- No update.

For the Good of the Order

- Steve Henning: There is overcrowding in the elementary schools in the Borough and he asks that the PC keep in mind when reviewing future LD/SD plans
- Alert Fire Company is having a Chicken Dinner 8/21/21 –tickets can be purchased in advance on 8/18/21 from 7-9:30.

Adjournment

Geanine Castaldi made a motion was made to adjourn at 8:10 p.m., seconded by Steve Henning. Motion carried.

Respectfully submitted,

Debra Lammey

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Planning Commission Secretary