

**MINUTES  
PLANNING COMMISSION MEETING  
MAY 3, 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, Steve Henning, Mayor Phil Dague, Adrian Martinez, Joe Ferris, Caroline O'Connor, Eileen Moyer, JMR Engineer Matt Bush and Planning Commission Secretary Debra Lammey.

**Approval of Minutes**

Phil Dague made a motion to approve the minutes from April 5, 2021, seconded by Steve Henning. Approved.

**Woodbine East Village – Basin Re-Design**

Tim Townes came to speak with the PC on the new re-design of the basin. Tim reminded the PC that the basin was for stormwater management and water quality. Originally, no fence was to be installed but Tim explained that the insurance carrier was stating that a fence would be required. Also as part of the design they are proposing to line boulders in the basin to be stacked approx. 6' high. The PC asked if new renderings could be submitted to show the correct stone placement as well as the correct location of the fence closer to the boulders. The applicant will submit revised basin renderings. A motion was made by Adrian Martinez to have Matt move forward with his review of the change in design of the basin and seconded by Phil Dague. Approved.

**Possible Sustainability Committee - Discussion**

Members from the Sierra Club and Downingtown Green Team who will be working with the Mayor and possibly form a new Sustainability Committee in the Borough for renewable energy. Paula Kline from the Sierra Club shared information about the Climate Action Plan or Clean Energy Transition Plan. Henry Alexander who is a retired environmental engineer spoke to the PC about energy usage, gas, fuels, electric, motor vehicles for the Municipal Plan to offer guidance for planning changes. Grants can be obtained on the Federal and State level to help fund some of the efforts regarding energy usage, solar energy and strategies to utilize renewable energy. The Community Plan involves helping educating property owners on weatherizing homes for better efficiency and energy efficient appliances. They are looking to have the Planning Commission's help guide them with some of the goals they hope to achieve.

**Comprehensive Plan Discussion**

The Planning Commission met to strategize on the areas that need to be addressed for updating the Comprehensive Plan. Caroline gave a list of possible companies to help with the Comp Plan amendments. The items on the top of the list for amendments were Kardon Park, sustainability, traffic and trail connectivity to the Borough. Matt will reach out to the solicitor to find out what the process will need to be followed for a small amendment.

**Engineering & Code Department Update**

- DVRPC will be having public meetings May 18<sup>th</sup> @ 2PM & May 20<sup>th</sup> @ 7PM to discuss the Traffic Study Action Plan.
- 420 Acorn Lane – Victory installing an outside seating area.
- The Social is looking to add a beer garden.
- Creamery is building an outside deck.
- Woodbine Lot –East Village is beginning Phase 2 of the project.

### **Council Update**

- Council meeting to be live streamed on Wednesday May 5<sup>th</sup>, 2021.
- Historic Commission is reviewing an awning for the Yoga studio.

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

- Library white elephant sale will be held in the parking lot on May 15<sup>th</sup> from 9AM-3PM. Rain date is May 22<sup>nd</sup>.
- May 15<sup>th</sup> 10AM-6PM and May 16<sup>th</sup> 11AM-5PM Adrian's home will be open for historic tours with arts and will be a huge cultural event.

### **Adjournment**

Geanine Castaldi made a motion to adjourn at 8:45 p.m., seconded by Adrian Martinez. Motion carried.

Respectfully submitted,

*Debra Lammey*

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Planning Commission Secretary