

**MINUTES
PLANNING COMMISSION MEETING
OCTOBER 4, 2021**

The Planning Commission met on the above date in the STEM Academy Auditorium located at 335 Manor Ave at 7:00 p.m. Members present: Chairperson Dave Proctor, Vice-Chair Geanine Castaldi, Mayor Phil Dague, Eileen Moyer, Adrian Martinez, Joe Ferris, Caroline O'Connor, 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.

CU 2021-001 Mission Community Church

The Planning Commission met with the applicant to discuss the use of the property and parking requirements. The applicants say they have agreements in place with the Liss property at 15 Green St, 216 Washington Ave property and have their own spaces at the Church location but will be short 25 parking spaces. They could lease 40 spaces from MSV but at a high cost and wanted to see if they could use the Borough East End lot. If attendance increases substantially they would go to holding two Church services on Sundays to limit the amount of parking needed. A fee-in-lieu of parking was discussed but the applicants would still have a shortfall for this type of approval and would not apply. After further discussion, Dave Proctor called for a motion to recommend to Council the approval of the CU application subject to the solicitor's review of the parking agreements and not rely on using the Borough's East End lot as well as having the applicant enter into a written agreement with the Borough to provide its own traffic control personnel or otherwise hire traffic police for events at the Church location. Phil Dague made the motion, seconded by Adrian Martinez and a vote was taken. Approved.

Brandywine Papermill Concept Plan

Deferred for future discussion.

LD 2021-003 Trestle View Village

Francis Taraschi and Andy Eberwein attended the meeting to discuss the proposed Land Development plan for Trestle View. The County noted in their review letter for this project that the site design layout with front doors facing Prospect Ave should be addressed. Visual impact has been amended and submitted. Tree removal/Vegetation has been addressed, staggering of buildings would be required, landscaping plan discussed, 6' sidewalk widths required and waiver would be needed, refuse toters will be located inside the garages, facades cannot be altered by the property owners, certain waivers will be addressed at a later date. SW management issues to make sure that as much runoff goes into the basin and the basin can handle it – the HOA will be responsible for maintenance. Traffic Impact Study will be presented at the next PC meeting.

Comprehensive Plan Update

Due to the timeline and Borough flooding issues it was decided to table the small update and do a complete 10 year update in 2023. PC decided to revise some of the ideas for review after the recent flooding. The PC decided to do some of the leg work to save money and leave time to possibly apply for Grant Funding. Phil will pursue the possibility to invite FEMA at a later date.

Engineering & Code Department Update

- River Station has applied for building permits.
- Daniels Way review letter will be going out shortly and may attend a future PC meeting.
- Diplomat Closet submitted a code determination for building permits.

Council Update

- Topic of discussion has been IDA
- The CU Hearing for Mission Community Church will be this Wednesday.

For the Good of the Order

- Geanine: Tree lighting will be the Saturday after Thanksgiving and the Christmas parade will be December 11, 2021.
- Phil/Dave: This past Saturday was Fall Fest
- Joe: Friends Meeting Festival will be this Saturday at 9AM – Items will be for sale such as cookbooks for sale with fruit and nut recipes and tote bags with a logo print designed by Adrian.
- Lauren – Thank you to everyone for doing what you do amidst.
- Caroline: The Sustainable Downingtown group would still like to become part of one of the Borough's committees.
- Dave: Library is having its first book sale since 2019 to be held October 15, 2021 from 4-7:30PM as well as Saturday 9AM-4PM and Sunday 1PM-4PM.

Adjournment

Geanine Castaldi made a motion was made to adjourn at 9:00 p.m., seconded by Lauren Van Dyk. Motion carried.

Respectfully submitted,

Debra Lammey

Debra Lammey
Planning Commission Secretary