

**MINUTES
PLANNING COMMISSION MEETING
FEBRUARY 7, 2022**

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, Steve Henning, 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 December 20, 2021, seconded by Geanine Castaldi. Phil Dague and Steve Henning abstained. Approved.

Downingtown West High School

Downingtown School District is proposing to renovate the current school to accommodate smaller class size and give the students more options for studying and breaks. Dale Lauver and Jay Clough (KCBA Architects) discussed that they are not proposing to add any increase in the student population. The School District would like to request a waiver from the Land Development process as any of the items to be discussed can be addressed during the permit review and issue process. Phil Dague made a motion to recommend to Council approval, seconded by Eileen Moyer. Approved.

Borough Lighting

Susan Webster Robeson who lives on Webster Ave wanted to discuss light pollution in the Borough and the effects on mental and physical health. Decrease in bat population is effecting the elimination of the mosquitos. What can be done in the Borough to reduce the light pollution such as the installation of shields/refractors or reduce the lumens of the bulbs. Phil wonders if the Borough can update language in the Comprehensive Plan with regard to the lighting with new developments.

Discussion on Relocation of the Public Works Building

Steve Sullins met again with the Planning Commission to see what input they had on site relocation of the Public Works Department. The Borough would like to relocate to a site that is optimal for the Borough due to the substantial loss incurred to the Borough complex with flood IDA. Dave Proctor asked about the AMTRAK site but that would not be an option until after the new train station is complete which could take several years. The KIM Manufacturing site (Wallace Ave) is asking a high price and is currently occupied by a business, would have to be torn down and rebuilt, has had minor flooding as well as possible soil contamination. The 260 Norwood Road is a vacant property and is located next to the current storage facility located in East Caln and only minor renovations would have to be completed for this site. After further discussion between the Planning Commission members Steve Henning made a motion to recommend to Council approval of the 260 Norwood Rd site feeling that this would be the optimal location for the Public Works relocation, seconded by Phil Dague. Approved.

Flooding Discussion

The Flood Committee was approved by Council but members have not yet been selected. Buyout moving forward but once acquired nothing could ever be built once demolished. There may be a possibility to have a developer come in and take over if the Borough purchases the properties on Brandywine Ave that are listed on the spreadsheet shown in green. The process is lengthy for the PEMA/FEMA buyout and could take a

year or more. Matt has submitted the application and Administration would like the PC's input on other possible remedies.

Re-Organization

Dave Proctor nominated Eileen Moyer as temporary chair. Eileen called for nominations for Chairperson. Dave Proctor nominated Geanine Castaldi for Chairperson and Phil Dague seconded – no other nominations were made and a vote was taken. Geanine Castaldi approved as Chairperson. Eileen then called for nominations for Vice-Chairperson. Geanine Castaldi nominated Dave Proctor and Mayor Dague seconded – no other nominations were made and a vote was taken. Dave Proctor approved as Vice-Chairperson. Eileen Moyer yielded the floor to Geanine.

Recommendation to Council was made to reappoint Adrian Martinez and Caroline O'Connor for another four year term. Approved.

Lauren Van Dyk submitted her letter of resignation and Joe Ferris was appointed by Council to be Council Liaison.

Engineering & Code Department Update

- River Station is currently under construction.
- Trestle View will be on the March agenda.
- Building renovation at 150 E Pa Ave (1st and 2nd Floor).
- 421 Boot Rd – New equipment installation.
- Farmhouse – Donuts
- 520 E Lancaster Ave Demo
- East Village – Ongoing
- St. Joseph's – sink hole
- PEMA Grant Application

Council Update

- No update.

For the Good of the Order

- Eileen: How do you apply to be part of the Flood Committee?
- Adrian: Time Commitment
- Phil: Caroline made a presentation to Council on the Sustainability Committee
- Caroline: Thank you Phil for your support.
- Matt: Thank you to Lauren for your service and hard work.

Adjournment

Dave Proctor made a motion was made to adjourn at 9:35 p.m., seconded by Eileen Moyer. Motion carried.

Respectfully submitted,

Debra Lammey

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Planning Commission Secretary