

**MINUTES
PLANNING COMMISSION MEETING
NOVEMBER 21, 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: Vice Chair David Proctor, Eileen Moyer, Steve Henning, Council Liaison Joe Ferris, Borough Engineer Matt Bush and Planning Commission Secretary Debra Lammey.

Approval of Minutes

Eileen Moyer made a motion to approve the minutes from October 17, 2022, seconded by Joe Ferris. Approved.

SD 2022-001/ 313 Keene Ln – Lot Consolidation

Applicants, Adam and Kate Gilham attended the meeting to discuss their lot consolidation plan with the PC. Matt Bush discussed his review letter and stated that this was a pretty simple plan as there was only one residence on both parcels but due to an application for an addition the lot consolidation was required to be completed due to the setback requirements. After a brief discussion Steve Henning made a motion, seconded by Eileen Moyer to recommend to Council approval of the Lot Consolidation Plan in accordance with the Borough Engineer's review letter dated November 4, 2022. Approved.

Engineering & Code Department Update

- East Village Lot #3 basin is being completed.
- River Station is still progressing with the possibility of opening the first building soon.
- De La Terre is scheduled to be open in December.
- CCIU interior renovations.
- 100 Wallace (old Wawa) will be Ivy Physical Therapy.
- Park Lane property is looking to do interior renovations.
- Mission Community Church is doing interior renovations.

Council Update

- Preliminary budget came out with no tax increase.
- Dana Petrizzio gave a presentation about 100 W Lancaster Ave. The stone and timber will be used for the new build at that location. Stated parking is an issue in the Borough giving a need to have a less stringent parking ordinance.
- Buchanan Alley was approved.
- Resident issues with The Social were discussed.

For the Good of the Order

- Matt: Flood Committee will be presenting possible projects to Council in January (possible to meet with Planning prior to meeting with Council)
- Debra: The special meeting to be held January 9th will be advertised with the Planning Commission's regular meeting schedule.
- Matt and Joe: Steve Sullins has resigned from the Borough.

Adjournment

Eileen Moyer made a motion to adjourn at 7:50 PM, seconded by Joe Ferris. Motion carried.

Respectfully submitted,

Debra Lammey

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Planning Commission Secretary