

**MINUTES  
PLANNING COMMISSION MEETING  
DECEMBER 5, 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 Geanine Castaldi, Vice Chair David Proctor, Eileen Moyer, Council Liaison Joe Ferris, Caroline O'Connor, Borough Engineer Matt Bush and Planning Commission Secretary Debra Lammey.

**Approval of Minutes**

Dave Proctor made a motion to approve the minutes from November 21, 2022, seconded by Eileen Moyer. Deferred - no quorum. Geanine and Caroline abstained.

**104 Brandywine Ave Concept Plan**

Team members from 9SDC (Developers) and Tom Deignan (Owner) presented a concept plan for 104 Brandywine Ave. 9SDC gave a brief history of the Company. They are proposing to build a 6 story - 110 unit apartment building with parking only on the ground level. Part of the plan would include an audible warning sound for flood warning due to the recent issues noted with flood IDA. The property has 148 shared parking spaces. The operations center currently located on the property will be demolished. Traffic study has not yet been completed as the project is still in the design phase. Variances will be requested for density and possibly parking. 9SDC will send a curriculum vitae showing some of the projects they have completed.

**Engineering & Code Department Update**

➤ Nothing noted

**Council Update**

➤ Nothing noted

**For the Good of the Order**

- Log House success Santa Photo event
- Detour 322 lasting about a week in Caln Township from Lloyd to Corner Ketch
- Christmas Parade on Saturday – approximately 79 participants

**Adjournment**

Dave Proctor made a motion to adjourn at 7:50 PM, seconded by Caroline O'Connor. Motion carried.

Respectfully submitted,

*Debra Lammey*

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Planning Commission Secretary