

**MINUTES
PLANNING COMMISSION MEETING
OCTOBER 19, 2020**

The Planning Commission met on the above date in the Annex Building (South Conference Room) of the Downingtown Municipal Government Center at 7:00 p.m. Members present: Chairperson Dave Proctor, Vice Chair Steve Henning, Mayor Phil Dague, Council Liaison Lauren Van Dyk, Eileen Moyer, Adrian Martinez, Geanine Castaldi, Joe Ferris, Caroline O'Connor, JMR Engineer Matt Bush and Planning Commission Secretary Debra Lammey.

Dave Proctor called the meeting Order and made an announcement to welcome new PC members Joe Ferris and Caroline O'Connor. He also wanted to take the time to thank and acknowledge Sean Lawrence (former Chair) and Steve Miller for their long hours and hard work serving on the Planning Commission over the years. A suggestion was made that maybe we could present a plaque to each of these members early next year.

Approval of Minutes

PC Secretary called for a correction of the draft minutes. Eileen Moyer made a motion to approve the minutes of July 6, 2020, seconded by Adrian Martinez. Phil Dague and Steve Henning recused themselves as they were not in attendance. Approved.

420 William St – Bertone/ SD 2020-001

Engineer Matt Bush discussed the proposed Lot Consolidation plan for this property and explained that the applicants proposed to consolidate the two lots that they own (twin homes). In order to do so they would need to do a sub-division plan. There would be no exterior modifications but waivers would be needed. The necessary Zoning relief had been obtained from the ZHB and Matt reviewed his letter with the PC for additional items needed for recording. Phil Dague made a motion to approve the Plan, seconded by Steve Henning. Approved.

DASD Traffic Discussion

The Planning Commission invited Dale Lauver to the meeting to discuss traffic concerns regarding the increase of students coming into the Borough and surrounding areas. Dale explained that a report from Matt Hammond will be presented to the School Board shortly and when it does he will make sure that the PC gets a copy so they can present it to the DVRPC to add to the overall study that is being conducted.

104 Brandywine Ave Development

The PC discussed this plan and thought it was originally supposed to be a phased plan back in 2009 or earlier. This property is in the ARM overlay district with 25 Units per acre allowed. The Floodplain has increased so that raised some parking concerns for this density. Discussion was tabled until a later date after more data is received.

Zoning Ordinance Amendment 2020-02

The Planning Commission reviewed the proposed amendment and were not comfortable including car sales in the C-1 district but would welcome the opportunity to discuss further with Borough Staff.

Engineering & Code Department Update

- Highland Ave properties will be coming in for a Lot Consolidation. Received ZHB approval.
- 520 E Lancaster Ave received Zoning approval. Possibly in LD stage soon.
- Trestle View is submitting a Conditional Use Application with a mini traffic study. PC to review possibly sometime in November.
- Woodbine Lot #3 moving into Phase II.

- Woodbine Apartments almost complete.
- Trail projects will be completed after Woodbine is completed.
- River Station submitted plans for recording.
- 100 E Lancaster interest in residential units on the 2nd & 3rd floors.
- ZHB for cell antennas this month at Downingtown High School.

Council Update

- Council decided to have Trick or Treat in the Borough following CDC guidelines.

For the Good of the Order

- Shade Tree Commission is doing an educational zoom presentation on tree planting & selection on 10/20/20 at 7PM.
- Shade Tree Commission has submitted to Staff an updated Ordinance to amend the establishment of the Shade Tree Commission.
- Readers on the Run is going Virtual.

Adjournment

Phil Dague made a motion to adjourn at 9:20 p.m., seconded by Eileen Moyer. Motion carried.

Respectfully submitted,

Debra Lammey

Debra Lammey
Planning Commission Secretary