

MINUTES
PLANNING COMMISSION MEETING
June 9, 2015

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 Steve Henning, Vice Chairperson Sean Lawrence, Council Liaison Phil Dague, Matt Ryan, Dave Proctor, Steven Miller, Borough Engineer Tom Yuhas & Planning Commission Secretary Deb Lammey.

Approval of Minutes

Mr. Proctor made a motion to approve the minutes of May 12, 2015, seconded by Matt Ryan. Eileen Moyer was not present. Approved unanimously.

St. Joseph's – Manor Ave Revisions – Mr. Yuhas submitted his June 8th, 2015 review letter on the architectural plans. Approval should be contingent upon the items listed in the review letter. Mr. Henning asked about the parking and the number of spaces specified. Mr. Yuhas stated that there are enough spaces available for any of the specific uses. Phil Dague inquired as to how the parking spaces are determined and Mr. Yuhas explained that there is a formula used that has been determined by the amount of square footage. Mr. Proctor and Mr. Henning noted that under general comments on page 2 of the review letter it should be reworded to say “Stuart Ave” and not Lancaster Avenue and “slope” to be inserted on #8 on page 4. Mr. Yuhas is going to have them edit the plans before signatures. There was a discussion on the storm water and Mr. Yuhas explained that they reworked the calculations for the storm water and everything seems to be ok. This plan includes what will be the 6th rain garden on that site to meet the current storm water regs. Sean Lawrence made a motion to recommend an approval of the plan contingent upon applicant satisfactorily addressing the Borough Engineers review letter of June 8, 2015 with typographical errors noted. Seconded by Mr. Proctor. Approved unanimously.

Engineering & Code Department Update - Yuhas

- Mr. Yuhas discussed the Comp Plan Update completed by Tom Comitta. URDC completed the Addendums and were submitted for review. There will be a formal PC meeting forthcoming for review and recommendation to Council.
- Union Place proposal for a parking garage and condo units as well as retail at the old Sunoco property. It will offer tax revenue and parking revenue for future revenues to the Borough.
- Bishop Shanahan Update – Tom Oeste is still working on an operations agreement and a designated person (Mr. Mickulik – Assistant Principal) will be in charge of making sure the agreement is being met and the Borough can enforce. Mr. Yuhas also pointed out that the plans show the walkways being asphalt and Bishop

Shanahan will need a waiver if that is what is intended due to the ordinance being concrete walkways. The escrow is almost done.

- The West Lancaster Ave Streetscape project on hold due to Verizon not taking down their lines/poles.
- The Lutz property (Orangery) wants to subdivide and build three small homes. Chester County is remapping the flood plain again based on mathematical calculations this time and Tom is working with the applicant on flood plain protection. Downingtown has no ordinance on earthwork and he cleared the area of the borough sewer line that was overgrown.
- Wallace Ave demolition is complete – the owner of the property might sell or complete a LD application for rebuilding.
- 132.5 Brandywine Ave is to be demolished and used for possible parking.
- Pump Track (BMX – all earthen) submission to be made at another meeting.
- Pomodoro's will be ready soon

Council Update – Dague

Nothing noted

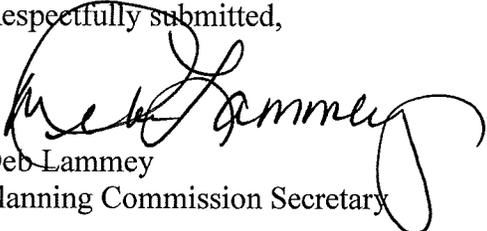
For the Good of the Order

Union Place was mentioned with regard to size of units (apartments or condos?), storm water, green roof and retesting for contamination and possible traffic issues during construction. Golf Tournament will be held at Applecross on July 28th for the benefit of the Library.

Adjournment

Mr. Proctor made a motion, seconded by Phil Dague, to adjourn at 7:52 p.m. Motion carried unanimously.

Respectfully submitted,


Deb Lammey
Planning Commission Secretary