

**MINUTES**  
**PLANNING COMMISSION MEETING**  
**October 13, 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: Vice Chairperson Sean Lawrence, Council Liaison Phil Dague, Steve Miller, Matt Ryan, Dave Proctor, Eileen Moyer, Borough Engineer Tom Yuhas & Planning Commission Secretary Deb Lamme.

**Approval of Minutes**

There was a motion by Eileen Moyer and seconded by Matt Ryan to approve the minutes of August 11, 2015 with a correction to include George Hart's last name who was in attendance to represent Solar States. Abstaining were Phil Dague, Dave Proctor and Sean Lawrence as they were not in attendance at the August 11<sup>th</sup> meeting. Approved.

**Solar Permit Submitted to Borough Codes Department**

310 N Lake Drive - Chris Vargas who is the design team lead from Solar City gave a presentation with regard to the glare studies for the roof top installation of solar panels. Mr. Dague asked about the install height in correlation to the glare. Mr. Vargas explained that their company does only roof installations (vs. ground) due to the cost effectiveness. Mr. Yuhas reminded the Planning Commission what the ordinance states with regard to solar power installations and stated that there is less than 1 volt of electrical output immediately when the panels are shut down for any emergency situation that would arise for the safety of personnel. Phil Dague also asked whether there is a negative impact on the property value of surrounding homes and the answer was no. It was also brought up that a courtesy neighbor notice could be sent (but not required) to surrounding homes. Mr. Proctor made a motion to recommend the issuance of this solar permit and future solar power installations of Solar City once reviewed and approved by the Borough Engineer and seconded by Mr. Dague. Approved unanimously.

**CU 2015-002, Poplar Realty - 719 E Lancaster Ave - Signs**

Alyson Zarro who represents the applicant and Denis McLaughlin from Denron Sign Company told the PC that the reason for the application was for the upgrade and increase in sign size for the entire Black Hawk Center. All signs are to be uniform in size based on frontage and are similar to Green Street/Milltown sign installation but more uniform. These signs are all the same color and letter size. They will be designed of LED lights and easier to service than the older style and can be repaired on site. Logo size will be included in the band of the sign for calculating area, but the letter style may change for each tenant. Dave Proctor made a motion to recommend the support of CU 2015-002 in accordance with the Borough Engineers review letter and seconded by Mr. Dague. Approved unanimously.

### **CU 2015-001, Downingtown Outdoor 251 Norwood Road - Billboards**

Tim Earl from Downingtown Outdoor and Mr. Greg Adelman who represents the applicant gave a presentation on the proposal on the installation of a billboard sign (one pole for each face so two structures for two faces) located on the property at 251 Norwood Road. Catwalk (very small in size) can be seen on the billboard frontage and is used for maintenance purposes. Billboard restriction to shut off @ 11:30 PM for neighboring homes to the East that may be impacted. If granted permission they would also plant trees to act as a buffer of the view from Norwood House Apartments. They are willing to enter into a maintenance agreement and escrow with the Borough to maybe plant five 25 to 30' trees spaced at 12' o.c. with a possible watering system installation. The billboard proposal is to have it flash/change every 6 seconds (PennDot regulation is 5 seconds) but are willing to go to 7 if requested. Downingtown outdoor restricts the type of advertising they allow on the billboard and has ambient light sensors to control the amount of light projected throughout the day. The PC asked about security around the pole and a possible fence install to limit access. The base pole ladder to the scaffold is at 13' and one would need an additional ladder to reach it. The thought was that the Keen property being a gated property and locked by 10 PM was secure enough. PennDot restricts 300' between billboard signs as well as many other restrictions and if any road widening project on the 30 Bypass comes in they can relocate the billboard. Timeline for install ideally is 6 months after approval so can be in as early as the spring 2016. A 6" frame around the edges of the billboard to minimize aesthetics and security cameras are on all billboards for maintenance detection, copy review and any vandalism that may occur. The Borough would be allowed to advertise upcoming events in lieu of the yearly contractual fee that would be adjusted based on the amount of advertising used. The Planning Commission was not comfortable making a formal recommendation to Council on the CU 2015-001 application presented. After a lengthy discussion and with the exception of one member's opposition, the Planning Commission felt that if the billboard were allowed by the conditional use process and Council decides to approve it, then the Planning Commission would like Council to impose the restrictions listed in the Borough Engineer's letter dated October 7, 2015 along with a request that Borough Council maximize the economic benefit to the Borough of Downingtown.

### **Engineering & Code Department Update - Yuhas**

- Bishop Shanahan wants a C & O as soon as possible. Mr. Yuhas said that a temporary C & O will be issued 10/14/15. Sidewalks need to be completed within one year. Mark Lane buffer trees are hopeful for installation in the next week. Lincoln Ave stadium lighting intensity was in excess of stated testimony along Lincoln Ave and they will mitigate with trees to buffer the lighting impact.
- West End Streetscape project is slow moving and had a drainage issue that needed resolved.
- FEMA is revising the floodplain map and working with the Borough on the revisions along with some errors that were discovered.

- Tim Townes/Woodbine is working on a regional basin – hoping for a DEP/Army Corp meeting to be held in the near future.
- McDonalds wants to move forward with their project and will be meeting with Main Street Assoc.
- Union Place is not moving forward due to several of the businesses having parking concerns during the construction phase. Other people are now looking to possibly build at that location. Could do temporary parking along Green Street.

### **Council Update – Dague**

Phil Dague gave an update that Molly's has a new owner and the new restaurant is to be determined, parking needs to be finished and possibly open within a year.

Balberni under contract – no specific details are known.

Steve Plaughter spoke on the new parking pay stations that were installed at the train station and parking lots. Implementation is anticipated next week and will include a phone app to pay for adding meter time. A new ticketing system is being implemented with state of the art technology for tracking.

Mr. Yuhas - River Station being fined \$6000 per day for three parcels until cleanup is complete and if not paid will include liens being placed.

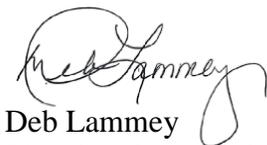
### **For the Good of the Order**

Phil Dague – DAPI Paranormal/Library/Ashbridge House was evaluated – asking for \$10 donations. Upcoming events: Halloween Parade, Dash for the Living Dead

### **Adjournment**

Dave Proctor made a motion, seconded by Phil Dague, to adjourn at 8:53 p.m. Motion carried unanimously.

Respectfully submitted,



Deb Lammey  
Planning Commission Secretary