

MINUTES
PLANNING COMMISSION MEETING
October 27, 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, Steve Miller, Matt Ryan, Dave Proctor, Borough Engineer Tom Yuhas & Planning Commission Secretary Deb Lammey.

Approval of Minutes

There was a motion by Dave Proctor and seconded by Phil Dague to approve the minutes of October 13, 2015 with a correction in the spelling of Matt Ryan's name. Mr. Proctor recommended to revise specific wording that reflect the discussion held with regard to the billboards. Motion to approve with corrections was made by Sean Lawrence and seconded by Matt Ryan. Approved with Steve Henning abstaining as he was not present at the October 13, 2015 meeting.

LD 2015-001 – 120/130 S Lloyd Ave, Lutz Property

Mr. Lutz gave a brief history of the property. The plan is to convert the two lots to 4 lots as a minor sub-division and compliant with Zoning. FEMA approval has been obtained but we are waiting for the formal document. The plan is to put modular style homes on the lots and additional trees to buffer the train tracks. A motion to recommend to Council approval of the SBDV/LD 2015-001 application as amended in accordance with the Borough Engineers review letter dated October 21, 2015 along with an additional planting of two trees per lot was made by Phil Dague and seconded simultaneously by Dave Proctor and Steve Henning. Approved unanimously.

Engineering & Code Department Update - Yuhas

- Chapter 249 (sidewalks and curbing) of the Borough Code is not clear with regards to the provision for the maintenance of brick pavers. Mr. Yuhas feels there needs to be stronger language in the ordinance with regard to the specifications.
- Mr. Yuhas - River Station is being fined \$6000 per day for the three parcels until cleanup is complete and if not paid will include liens being placed. A court date has been set for November 17th.

Council Update – Dague

- Phil Dague stated that Council has a Budget meeting on Wednesday.
- Chester Valley Trail Extension (CVTE) -meetings are being held to extend the trail into the Borough.
- The Planning Commission would like to see their recommendation of Mr. Martinez go in front of Council.
- Steve Plaughter will speak to Council about the Parking meter system rollout.

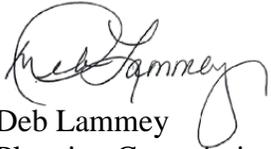
For the Good of the Order

Nothing noted.

Adjournment

Dave Proctor made a motion, seconded by Phil Dague, to adjourn at 7:55 p.m. Motion carried unanimously.

Respectfully submitted,


Deb Lamme
Planning Commission Secretary