

MINUTES
PLANNING COMMISSION MEETING
November 24, 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, Council Liaison Phil Dague, Eileen Moyer, Steve Miller, Matt Ryan, Dave Proctor, Borough Engineer Tom Yuhas and Planning Commission Secretary Deb Lammey.

Approval of Minutes

There was a motion by Dave Proctor and seconded by Eileen Moyer to approve the meeting minutes of November 10, 2015. Approved unanimously.

North Park Plaza – Rebuild

Architect - Brad Giresi, Property Owner - Ramesh Chandriani and Leasing Agent - Anthony Curcio were in attendance to present the renderings for North Park Plaza that was destroyed by fire earlier this year. It will consist of an approx. 22,000 leasable sq. ft. EIFS facade and block accent office building, 10 retail units (1st floor – 12,000 sq. ft.) and flex office (2nd floor – 10,000 sq. ft.). There is now a parking agreement with the Church. They intend to also install 3 Borough approved street lights which are to be staggered with the adjacent lights already installed on Wallace Ave. The Planning Commission is very excited to see that the new modernized design will match the other properties in that vicinity.

Bike & Pedestrian Plan Concept

Smaller committee (Matt-Chairperson, Phil and Eileen) was formed to go over how to move forward with the aspects of specific language used in our ordinance and detail possible changes to be made and bring back to the PC. It was discussed that there is a need for the installation of bike racks throughout the Borough.

- ~ It is inconvenient to ride into town to attend a special event and no place to park a bike.
- ~ Maybe bike racks can be installed in the parking lots or parks.
- ~ Traffic calming signs could be installed

Engineering & Code Department Update - Yuhas

- ~ Remington Vernick, Woodbine and BSHS will be working together with the Borough to apply for two grants for street lights and sidewalks/ trail connectivity from Lancaster Ave and Lincoln to the CVTE.
- ~ Terry Court is not in support to install any trees on the property.

Council Update – Dague

- ~ December 2nd Council meeting will rule on the Billboards, Leash Law Amendment, Chapter 274 Vehicle & Traffic Amendment
- ~ Sidewalk Ordinance was deferred at the last meeting
- ~ Steve Plaucher - The new parking kiosks are up and running and all is going well.

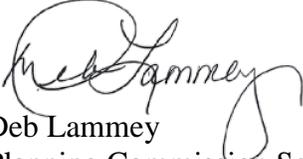
For the Good of the Order

Eileen Moyer asked about the new hotel in Downingtown and what impact it will have on the water run-off from East Caln to the Borough. Mr. Yuhas stated that it should be better theoretically with the improvements.

Adjournment

Matt Ryan made a motion to adjourn at 8:20PM, and seconded by Phil Dague. Motion carried unanimously.

Respectfully submitted,



Deb Lamme
Planning Commission Secretary