

**MINUTES**  
**PLANNING COMMISSION MEETING**  
**July 14, 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, Matt Ryan, Dave Proctor, Steven Miller, Eileen Moyer, Borough Engineer Tom Yuhas & Planning Commission Secretary Deb Lamme.

**Downingtown Borough Comp Plan Amendment - Public Hearing**

Mr. Yuhas gave an update for the Public that there was a change to the Comprehensive Plan. Most of the property along the east side of Woodbine Road was sold and the Comprehensive Plan is proposed to be modified to allow for future land use to three new large parcels. This change will also be consistent with a Zoning Amendment for that area of land.

The floor was open for Public comment and Sarah Brown came forward.

Sarah Brown who is a resident of East Brandywine but works in the Borough stated that the documents she received from the Library only consisted of an addendum to the Comp Plan. She noted that the St John Vianney heading references Chapter 2 but Chapter 3 discusses the Land Use and needs corrected. She stated that there are other things needing to be changed but were left in out of spite. She feels that the Comp Plan references “The Borough” many times and its support of the comp plan. She feels that the Borough is comprised of 2.2 square miles of land and the residents and that is what should be considered as “the Borough”.

Phil Dague explained that the duly elected officials of Downingtown Borough are in fact the Borough. Sara Brown feels that this fact should be spelled out in the beginning of the comp plan. Mr. Lawrence stated the PC were addressing only the items that are being amended and pertain to the already approved comp plan. Mr. Lawrence explained that the PC was only commenting on the changes that were made with reference to the three parcels on the east side. Mr. Yuhas will make note of the corrections to the wording on page 5.7 of the current addendum to the Comp Plan. No further comments.

Mr. Proctor made a motion to approve recommendation to Council for the amended Comprehensive Plan with Eileen Moyer seconding. Approved unanimously.

**Approval of Minutes**

Mr. Proctor made a motion to approve the minutes of June 9, 2015, seconded by Phil Dague. Mr. Proctor stated the minutes should be corrected to read that Eileen Moyer was not present for approval of minutes. Motion to approve the minutes with the

correction was made by Matt Ryan and seconded by Dave Proctor. Approved unanimously.

### **Brandywine Creek Greenway**

Tom Yuhas gave an update of Resolution 2015-07 with regard to the Brandywine Creek Greenway. The previously approved plan has been finalized and the PC is being requested to formally submit its endorsement of this project. Eileen Moyer has been involved with this project and no substantive changes have been made to the original plan. Adopting the plan will help support grants for improvements along the streams. Motion was made by Phil Dague to approve the recommendation of Resolution 2015-07 endorsing the Brandywine Creek Greenway Strategic Action Plan and seconded by Dave Proctor. Approved unanimously.

### **Brandywine Creek Greenway Liaison Recommendation**

Motion was made by Phil Dague to recommend to Council that Eileen Moyer be appointed Liaison to represent Downingtown Borough for the Brandywine Creek Greenway Strategic Action Plan and seconded by Matt Ryan. Approved Unanimously.

### **Pump Track Presentation - Jamie Ball and Jason Kupski**

There was a question brought before the Planning Commission as to where a pump track could be placed within the borough. An explanation was given that a pump track is a series of rollers and berms built up of dirt (or pre-manufactured surfaces) which teaches mountain bicycle riders different skills. A track can be of various sizes and the thought was Downingtown would be a good location due to the various trails already present. Jamie & Jason told the PC that in 2016 PA High Schools will begin a competitive aspect of mountain biking. Eileen Moyer asked if the softball field could be used or if there would be issues due to the floodplain. Mr. Yuhas explained that a joint permit would be needed from the DEP because of the floodplain and would be costly. Erosion would not be allowed either. Most property in the Borough is in the floodplain so it may be difficult to approve. The PC discussed the possibilities of other properties and Mr. Ball and Mr. Kupski thought the idea of this type of project might be ideal for the community and bring in revenues to the Borough. Maintenance of the track would be an issue and a backup plan would be needed to make sure that it is kept up. PC encourages them to pursue this type of project not necessarily in the Borough but in the area and gave a few suggestions of locations to look at. Maybe an indoor facility could be an option such as the Caln Roller Rink which may be available again or the USC in West Bradford Township (indoor or outdoor). Further discussion may be forthcoming.

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

- Dr. Riccardo – 361/363 E Lancaster Ave wants to put his Medical practice on the first floor, put on an addition and expand the parking in the rear which would need to come in front of the PC for approval.
- Possible LD for Wallace Ave – they have a possible large medical tenant for the second floor. Rebuilding would take approx. 18 months. Planning Commission

would have to approve the architecture if they go with a different footprint with more square footage than was previously approved by the PC. Mr. Lawrence says PC should still look at the plans.

- 115 W Lancaster was purchased and we are looking at an Internet Café/Bistro/Coffee Shop to go in with the same previous approvals.
- Bishop Shanahan OPS agreement was signed by Sister Regina with all the terms that have been discussed throughout the approval process and will get recorded so it is binding. Digging for the new stadium field will begin on Wednesday, July 15, 2015 at the site.
- Anthony's Pizza purchased 78 W Lancaster Ave (old Avalon) and will be opening soon. May try to get a liquor license.
- Iconic Tattoo re-opened /moved over on Norwood Road.
- Pomodoro's at 200 Chestnut Street opened up on Sunday July 14<sup>th</sup>, 2015.
- Molly's site work is being completed.
- Daniels Way may be progressing.

### **Council Update – Dague**

Council may be voting accepting the proposal for the RFP on the project at the 150 East Lancaster Ave Parking Lot. The golf outing at Applecross to benefit the Library is coming up. Public opinion comments to go to Council on street closing events to restrict the number allowed per year.

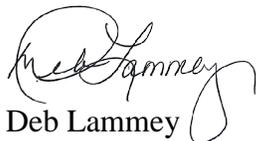
### **For the Good of the Order**

Nothing noted.

### **Adjournment**

Mr. Proctor made a motion, seconded by Phil Dague, to adjourn at 8:10 p.m. Motion carried unanimously.

Respectfully submitted,



Deb Lammey  
Planning Commission Secretary