

MINUTES
PLANNING COMMISSION MEETING
March 22, 2016

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, Dave Proctor, Eileen Moyer, Steve Miller, Matt Ryan, Bill Doyle, Adrian Martinez, Borough Engineer Tom Yuhas and Planning Commission Secretary Debra Lammey.

Approval of Minutes

There was a motion by Dave Proctor to approve the meeting minutes of February 23, 2016. Approved with Steve Henning abstaining as he was not present at the meeting.

Re-Organization

Mr. Proctor made a motion to appoint Eileen Moyer as temporary chairperson and seconded by Matt Ryan. Motion carried unanimously.

Ms. Moyer then called for nominations for Chairperson. Mr. Henning nominated Mr. Lawrence and Mr. Proctor seconded the nomination. No other nominations were forthcoming. A vote was taken and Mr. Lawrence was appointed as Chairperson by a unanimous vote.

Ms. Moyer then called for nominations for Vice Chairperson. Mr. Lawrence nominated Mr. Henning and seconded by Dave Proctor. No other nominations were forthcoming. A vote was taken and Mr. Henning was appointed Vice Chairperson by a unanimous vote.

Ms. Moyer yielded the Chair to Mr. Lawrence.

Woodbine Master Plan – Update

Tim Townes, Nick Rakowski, Dave Della Porta and Neil Leibman were present to submit some changes with regard to the Master Plan. They are now seeking approval from the Planning Commission in order to move forward and begin the engineering phase of the project due to the timing to coordinate with a regional dry dam project with Army Corps and DEP. Elevation renderings were also submitted to the PC. Woodbine is working with Main Street for the signage and a construction easement has been agreed to from St. John Vianney for the South side. Mr. Martinez discussed the overall look of the building and felt that it needs to be improved. Matt Ryan will speak with Mark Gallant on the Bike and Ped Plan on the revisions for this Master Plan and walkways. The Planning Commission is comfortable with approving the Master Plan but still feels there is an issue with the façade and would like to organize a sub-committee to meet with Woodbine and the designers to help develop an idea of what type of architecture might fit best for the Borough. The planning secretary will set up a meeting for the sub-committee wanting to have input on the façade design.

Bike & Pedestrian Plan Concept - Update

Matt Ryan gave a report from the sub-committee on the clarifications of changes that will be inserted in the ordinance language and has invited Mr. Gallant back to meet with the PC.

Engineering & Code Department Update – Yuhas

- Tom, Jack, Steve, Jeff Thomas, Chip did a walk through for the proposed “disc golf” or Frisbee golf. Would like to keep away from Kerr Park and stay closer to the heavily wooded area that is owned by the Water Authority. The main concern is the safety of the general public using the parks, enforcement and maintenance.
- On April 6th Tom will hold a PowerPoint presentation on the MS4 Program for residents in order to meet DEP requirements. PC was asked to attend if their schedule allows. Tom gave a presentation to the PC on what the MS4 program is.
- FEMA is re-doing the Floodplain – Woodbine Dry Dam Project will encompass the entire Lincoln Ave area. We are working hard to get it through Army Corps in 90 days.
- Bradford Avenue Drainage Project – Grant was received and Tom is working with the Church on getting an easement.
- The next CRP Grant is to go to the Library.

Council Update – Dague

- Chester Valley Trail Extension will be holding their 2nd public meeting in West Whiteland.

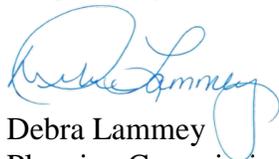
For the Good of the Order

- Dave Proctor had questions on the parking ordinance and unique projects needing a waiver. Parking in reserve clarification was made.
- April 9th – Readers on the Run 5K
- Links for the Library - golf outing at the Downingtown CC in July
- Main Street Assoc. – Steve Plaughter said that West End is moving along with business upgrades but the East End is needing some work. Working with Balbirnie and upgrading new businesses. Armor Alley grant money on hold.

Adjournment

Dave Proctor made a motion to adjourn at 8:45PM, and seconded by Eileen Moyer. Motion carried unanimously.

Respectfully submitted,



Debra Lammey
Planning Commission Secretary