

**MINUTES  
PLANNING COMMISSION MEETING  
January 26, 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, Steve Miller, Matt Ryan, Bill Doyle, Adrian Martinez, Borough Engineer Tom Yuhas and Planning Commission Secretary Deb Lammey.

**Approval of Minutes**

There was a motion by Phil Dague and seconded by Matt Ryan to approve the meeting minutes of December 8, 2015. Approved with Steve Henning abstaining as he was not at the meeting.

**Woodbine Partners Master Plan Lot #1 – LD 2015-003**

Tim Townes of Woodbine Partners submitted a revised drawing of the proposed site to accommodate the large ladder truck. Nick Rakowski of Nave Newell showed a revised rendering of the site with more detail on the bridge extending to Business 30 and Neil Leibman from Bernardon presented façade renderings for the proposed apartments (700 -1200 s.f./1,2,3 bedroom) The PC would like to see topography renderings for the proposed site to show elevations with respect to other surrounding properties.

**Skate Park Addition**

Future meeting to be scheduled with Tom Yuhas, Andy Lowe and Wes to discuss.

**Bike & Pedestrian Plan Concept - Update**

Matt Ryan submitted the recommended changes to the PC. He reported that he was going to contact the CCPC and get a better clarification on some of the recommendations and will give a full report at the next PC meeting.

**Engineering & Code Department Update - Yuhas**

- ~ PennDot is doing a study for the upgrades to the 30 by-pass.
- ~ Crowded Castle not moving forward due to insurance policy issues.
- ~ FEMA issues with the Floodplain

**Council Update – Dague**

- ~ The Chief will be staying on at the Borough as an Admin. Consultant.
- ~ CVT did a walking tour

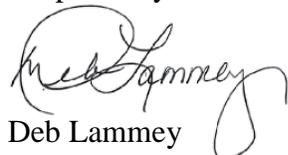
**For the Good of the Order**

Nothing Noted.

**Adjournment**

Matt Ryan made a motion to adjourn at 8:15PM, and seconded by Phil Dague. Motion carried unanimously.

Respectfully submitted,



Deb Lammey  
Planning Commission Secretary