

**MINUTES**  
**PLANNING COMMISSION MEETING**  
**May 24, 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 Sean Lawrence, Vice Chairperson Steve Henning, 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 and seconded by Steve Henning to approve the meeting minutes of April 12, 2016. Approved unanimously.

**CU 2016-001 Application, Lehr House – 361/363 E Lancaster Ave**

John Jaros, Esquire of Riley, Riper, Hollin & Colagreco, Dave Gibbons of D.L. Howell & Associates, Ted Mondzelewski of Architectural Concepts along with Applicant Dr. John Riccardo were present to seek Planning Commission recommendation to Council in support of their Conditional Use #CU 2016-001 Application. More specifically conditional use approval pursuant to Section 287-32.D(2) of the Borough Code to construct a 3,500 square foot medical office building with accessory parking and conditional use approval pursuant to Section 287-107.G(1) of the Borough Code to pay a fee in lieu of certain required parking for property owned by Lehr House, LLC, located at 361 and 363 East Lancaster Avenue, being tax parcel numbers 11-4-108 and 11-4-109, zoned R-4 and located in the Historic District of the Borough. There was a discussion on the height requirement for that district and it was stated that the proposed building would be a 35' one story building. Applicants provided a rendering of the new proposed building and all members were very impressed with the look and felt it would match with the surrounding properties. The parking was also discussed and was agreed that there would not be a problem with parking for the office use (max 20 patients per day). Traffic was a concern by some but after discussion it was felt that the amount of use would not significantly add to the current traffic issues in that area. No Stormwater issues, buffering rendering submitted. Dave Proctor made a motion to make a recommendation in support of the Conditional Use application to Borough Council for approval and seconded by Phil Dague. Approved with one dissension.

**Engineering & Code Department Update – Yuhas**

- MS4 report is complete and has been submitted.

**Council Update – Dague**

- Billboard complaints are still being received. Mr. Yuhas stated that the buffering of trees has been agreed to and is being completed by the owner of the billboard.

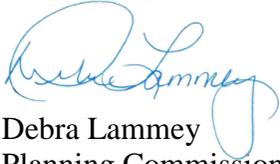
**For the Good of the Order**

- Fundraiser BBQ June 4<sup>th</sup>, East Ward castle playground is being torn down in the next 2-3 weeks
- PennDot train station improvements were briefly discussed
- Sidewalks on Stuart Ave – Tom to look into the schedule for completion
- May 28<sup>th</sup> & 29<sup>th</sup> – Fine Arts Festival, new artists this year

**Adjournment**

Dave Proctor made a motion to adjourn at 8:20PM, and seconded by Steve Henning. Motion carried unanimously.

Respectfully submitted,



Debra Lammey  
Planning Commission Secretary