

MINUTES
PLANNING COMMISSION MEETING
June 28, 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, 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 Eileen Moyer to approve the meeting minutes of May 24, 2016. Matt Ryan noted that there was a misspelling of a word and should be corrected. Approved unanimously.

CU 2016-002 Application, Morris Realty – 107 E Lancaster Avenue

Greg Morris of Morris Realty Advisors is seeking Planning Commission recommendation to Council for approval for his Conditional Use application for a fee in-lieu-of parking requirement of the Borough Zoning code. Mr. Yuhas submitted his review letter for PC. Mr. Morris stated there were not going to be any facade renovations except for cleaning it up and is working with the Borough on Building Permits for the exterior overhang removal and interior renovations. Apartments will be upgraded so they conform to code and he is not sure what type of business will eventually go on the first floor. Mr. Yuhas explained that Morris would have to meet with the Historical Commission for approval for any color renderings. Dave Proctor stated that he had no objections to the improvements as long as they are consistent with the surrounding properties which was seconded by Sean Lawrence. Phil Dague is happy the property is being purchased and able to be utilized and fixed up. 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.

East Caln Township Map

East Caln Township submitted a new map that shows the proposed bike route improvements, proposed trails, road widening, open space, and pedestrian improvements. Phil Dague stated that the new map does not appear to reflect the CVT extension at Trestle Place along Robbins Road located in East Caln that has been discussed with the County. Administration will get a clarification on this and copy Council for their next meeting.

Engineering & Code Department Update – Yuhas

- Mr. Yuhas stated that Woodbine Partners has to do a conditional use application with East Caln for the development connecting into the shopping center and must do a traffic study.
- Tom met with the Chester County Conservation District today to discuss issues. He feels that we need to begin a MS4 fund every quarter to build up a base budget for the MS4 program.
- There is a FEMA flood meeting to discuss the new FEMA maps on Wednesday evening at 6PM.

Council Update – Dague

- Billboard complaints are still being received and some of Council went to Harrisburg for a meeting in support of Senator Dinniman’s proposed legislation with regards to the installation of Billboards in Pennsylvania.
- Concerns are being raised over the CU application for Dr. Riccardo and traffic/parking issues.

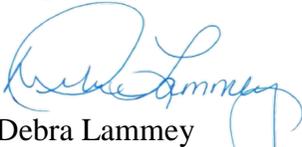
For the Good of the Order

- Phil Dague will be meeting with the CVT (Brian Styche and Rudy Husbaugh) and working with them on a video of Trestle with his drone camera.
- Jam Fest was a success – next Jam Fest scheduled for July 29th, 2016.
- More control over the vandalism going on in the Borough.

Adjournment

Dave Proctor made a motion to adjourn at 8:25PM, and seconded by Phil Dague. Motion carried unanimously.

Respectfully submitted,



Debra Lammey
Planning Commission Secretary