

**MINUTES
PLANNING COMMISSION MEETING
FEBRUARY 14, 2017**

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, Eileen Moyer, Steve Miller, Dave Proctor, 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 November 22, 2016. Correction to minutes to include Steve Miller in attendance at the meeting. Motion made by Dave Proctor and seconded by Eileen Moyer to approve minutes with corrections. Approved.

Re-Organization

Eileen Moyer made a motion to elect Dave Proctor as Temporary Chair, motion carried. Dave Proctor called for nominations for Chairperson. Steve Henning nominated Sean Lawrence and Eileen Moyer seconded – no other nominations were made and a vote was taken. Sean Lawrence approved as Chairperson. Dave Proctor then called for nominations for Vice Chairperson. Steve Miller nominated Steve Henning and Dave Proctor seconded – no other nominations were made and a vote was taken. Steve Henning approved as Vice Chairperson. Dave Proctor yielded the floor to Sean Lawrence.

Woodbine Partner's - Lot 1 Final LD Plan # 2016-001

Tim Townes (Woodbine Partners), and Nick Rakowski (Nave Newell) were present to discuss the final land development plan amendments for the Woodbine Road Apartments. Amendments to the plan were shown reducing the buildings from five to three and will consist of 233 studio, one and two bedroom apartments due to marketability. There will be an emergency access only into East Caln now with no changes to the traffic improvements that were presented at the prior meeting. Stormwater management will remain generally the same as discussed. Tim Townes also presented a preliminary plan they are working with Southdown Properties for Lot #3 on Woodbine Road and will consist of 225 residential homes. The potential traffic issues were discussed with respect to this increase in housing units. The traffic impact for this project was included with Lot #1 traffic impact study. A recommendation was made that maybe Acorn Lane could be made a one-way street going west to east. Woodbine will plan to meet again in March or April with revised architectural renderings.

PC 2016 Annual Report

Dave Proctor made a motion to approve the annual report with corrections to two misspelled words, Phil Dague seconded. Approved for submission to Council.

Engineering & Code Department Update – Yuhas

- Tom briefly discussed Northpark Building Permit and Norwood House Fitness Center
- Multimodal Transportation Grants for Woodbine Road were approved and to be contributed by pro-rated matching funds of Woodbine, Friends Meeting and BSHS
- Dr. Riccardo is submitting a Land Development Plan

Council Update – Dague

- \$100,000+ grant received for Armour Alley improvements to include a raised crosswalk

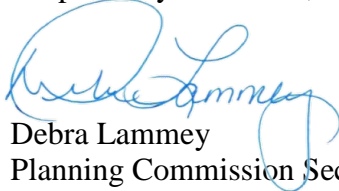
For the Good of the Order

- Links for the Library to be held at Whitford Country Club
- Blood Drive in the Annex
- Readers on the Run to be held April 22, 2017

Adjournment

Phil Dague made a motion to adjourn at 8:15PM, seconded by Steve Henning. Motion carried unanimously.

Respectfully submitted,



Debra Lammey
Planning Commission Secretary