

**MINUTES
PLANNING COMMISSION MEETING
MAY 9, 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, Phil Dague, Eileen Moyer, Steve Miller, Matt Ryan, 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 Matt Ryan to approve the meeting minutes of April 25, 2017. Approved with Dave Proctor abstaining as he was not present at the meeting.

Anthony's Cucina Fresca, 78 W Lancaster Ave - LD #2017-002

Danny Angelucci of Anthony's (Applicant) and his architect Greg Radford, were present to discuss the proposed building renovation for a 300 square foot addition to the existing restaurant located at 78 W Lancaster Ave. There was a previous approval for this property so this application would be an amendment due to the building expansion and improvements. The plans submitted are consistent with the current and surrounding architecture. Dave Proctor made a motion with Eileen Moyer seconding to make a recommendation to Council for approval in accordance with the compliance of Stormwater Management comment #1 of the Borough Engineer's review letter dated May 3, 2017. Approved unanimously.

Dr. Riccardo, 361-363 E Lancaster Ave - LD #2017-001

John Jaros, Esq., Dr. John Riccardo (Applicant), Dave Gibbons (Architect) of DL Howell and Andy Heinrich (Traffic Engineer) of Heinrich and Klein Associates presented the LD application for 361-363 E Lancaster Ave for the existing building renovation and addition for Dr. Riccardo's medical practice in the rear of the property. This project also includes a Zoning Variance from the ZHB and Conditional Use approval of Borough Council. Items on the Borough Engineer's review letter, dated May 3, 2017 were discussed and waivers were requested on certain items. Andy Heinrich provided and updated traffic study with recommendations for the impact of traffic in and out of the Medical Practice. The applicant will complete a Deed Consolidation for the two lots and return to provide a landscaping and signage plan for the first PC meeting in June 2017.

Bike and Pedestrian Plan Amendments

Dave Proctor made a motion with Phil Dague seconding for recommendation to Council for approval. Approved unanimously.

Engineering & Code Department Update – Yuhas

- A Grant agreement for the second part of the Woodbine Trail Project was approved by DCED.
- Woodbine in conjunction with Southdown Homes will be submitting a LD/Master Plan for Lot #3.
- Bradford Ave project is going out for bid
- Library project is almost ready for bid
- PC asked to contact Mr. Sullins to send an invite to Hankin to discuss the Brandywine Station project for better understanding of the details

Council Update – Phil Dague

- Nothing noted

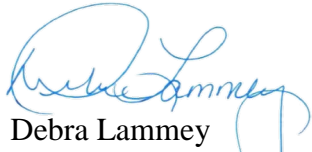
For the Good of the Order

- Dave Proctor inquired about Kardon Park

Adjournment

Phil Dague made a motion to adjourn at 9:30 p.m., seconded by Dave Proctor and Sean Lawrence simultaneously. Motion carried.

Respectfully submitted,



Debra Lammey
Planning Commission Secretary