

**MINUTES
PLANNING COMMISSION MEETING
APRIL 25, 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, Eileen Moyer, Steve Miller, Matt Ryan, Adrian Martinez, Borough Engineer Tom Yuhas and Planning Commission Secretary Debra Lammey.

Approval of Minutes

There was a motion by Eileen Moyer and seconded by Steve Miller to approve the meeting minutes of February 14, 2017 with a correction. Approved with the correction and Matt Ryan abstaining as he was not present at the meeting.

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

Tim Townes (Woodbine Partners), Dave Della Porta (Cornerstone Tracy), and Nick Rakowski (Nave Newell) were present to discuss the land development plan amendments for the Woodbine Road Apartments. Tim let the PC know that they have been working hard on the 3rd party applications (PennDOT, Conservation District, DEP). Road improvements heading eastbound on Lancaster Ave will have 2 thru lanes before and after Woodbine and a dedicated right turn. Woodbine and Dave Della Porta plan to attend the May 23rd meeting with new architectural renderings as well as two vegetation/landscaping views at either end of the property along E Lancaster Ave. The Planning Commission also asked that the signage for the property also be shown and suggested a Borough monument sign be installed along E Lancaster Ave. Mr. Yuhas discussed the items in his review letter with the PC and feels once the architecture is agreed upon over the next couple of meetings the Planning Commission could be ready for a recommendation to Council with regard to this project.

Bike and Pedestrian Plan

Resolution changes will be reviewed and is deferred until next meeting.

Engineering & Code Department Update – Yuhas

- Solar Permits – Vivent Solar did not attend the meeting. Tom Yuhas was directed to try to work with the applicant directly on the current permit, but still get them in to attend a meeting.
- Dr. Riccardo is submitting a Land Development Plan.
- Route 30 By-Pass re-construction meeting is scheduled for the expansion from to Receville Road to Quarry Road.

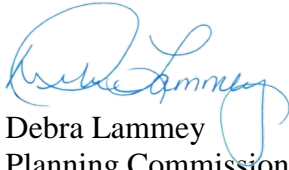
For the Good of the Order

- There will be a breakfast meeting at the DCC about the Train Station renovations from Paoli-Parkesburg
- Farmhouse should be opening soon
- A new brew house will be going in at the Old Mollie's building
- Chestnut Street Bridge may start in six months
- Pomodoro's Restaurant is expanding

Adjournment

Matt Ryan made a motion to adjourn at 8:35 p.m., seconded by Eileen Moyer. Motion carried unanimously.

Respectfully submitted,



Debra Lammey
Planning Commission Secretary