

**MINUTES  
PLANNING COMMISSION MEETING  
JULY 11, 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: Vice Chairperson Steve Henning, 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, seconded by Matt Ryan and Eileen Moyer simultaneously to approve the meeting minutes of June 13, 2017. Approved with Dave Proctor and Steve Henning abstaining as they were not present at the meeting.

**Vivent Solar**

Not in attendance

**Cataldo/Plata – Pomodoro’s, 200 Chestnut Street/372 Jefferson Ave. LD #2017-003**

Vic Kelly (Commonwealth Engineers) and Tony Cataldo (Owner/Applicant) were present to present the proposed plan for renovations which will include a lot consolidation of both parcels, expansion and improvements of the parking lot (added parking spaces), landscaping improvements, signs, lighting for the existing Restaurant and residential properties and would include a possible bakery at the existing residence and green roof. Prior Variance and Special Exception applications were made by the applicant and approved by the Zoning Board and Borough Council. The PC reviewed the items on the Engineer’s review letter of 7/6/17 and specific recommendations were made to include a bicycle rack, lighting (rear of lot), signage for handicapped parking, anchored wheel stops, and 4” striping for the parking lot as well as landscaping upgrades to include at least one extra moveable planter to define the parking lot entrance closest to Jefferson. Phil Dague made a motion and seconded by Dave Proctor to recommend to Council the approval of this plan with recommended notes. Approved.

**Engineering & Code Department Update – Yuhas**

- Nothing noted

**Council Update – Phil Dague**

- Hankin Road Vacation approval
- McDonald’s remodel update

**For the Good of the Order**

- Nothing Noted

**Adjournment**

Dave Proctor made a motion to adjourn at 8:30 p.m., seconded by Phil Dague. Motion carried.

Respectfully submitted,

  
Debra Lammey  
Planning Commission Secretary