

**MINUTES
PLANNING COMMISSION MEETING
AUGUST 22, 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 and Borough Engineer Tom Yuhas.

Approval of Minutes

There was a motion by Dave Proctor, seconded by Eileen Moyer to approve the meeting minutes of July 11, 2017. Approved with Sean Lawrence abstaining as he was not present at the meeting.

Vivent Solar

Not in attendance

Woodbine East Village – Master Plan Lot #3, 201 Woodbine Road - LD #2017-004

Tim Towns (Woodbine East Village), Adam Loew (President, Southdown Homes), Rob Burton (Southdown Homes), Andy Eberwein (E.B. Walsh & Assoc.), Walt Nowak (Vice President/COO - Southdown Homes) attended the meeting to discuss plans for the proposed project for Lot #3. This parcel is 36.1 acres located at the NE corner of Woodbine Road and Lincoln Avenue and the proposed residential development will consist of 225 units = a mix of 89 single family, 40 twins (end unit townhomes) and 96 (conventional townhomes) with all units having an option for a two car max garage. The determination of deck option will be discussed and approved by the HOA and in accordance with the Borough Ordinance. Stormwater improvements, parking requirements (with no on-street parking allowed) were discussed. The streets for the development will be owned by the HOA. Updated renderings and the traffic study will be addressed at a future meeting.

Sign Ordinance Review

It was discussed to form a sub-committee for the revisions to the Borough sign ordinance. Steve Plaughter was in attendance to briefly discuss how time and technology has changed how signs currently look and how our ordinance is not updated accordingly. Main Street/Borough sign committee has met with Borough staff to discuss the quality of our signs and possible changes that would be good for the Borough of Downingtown. The committee will consist of Steve Henning, Dave Proctor, Sean Lawrence (alternate), Andy Hicks, Lauren Van Dyk, Steve Plaughter (alternate), Tom Yuhas (alternate) with the first meeting to possibly be set for late fall.

Floodplain Management Ordinance Ratification

A motion was made by Dave Proctor to ratify the Planning Commission's decision to recommend to Borough Council the approval of the Floodplain Management Ordinance change and seconded by Sean Lawrence. Approved.

Library Update

The Library project went out to bid and will starting in a couple weeks – a motion was made by Phil Dague and seconded by Dave Proctor to support the request from the CC Commissioners any additional Grant Funding available for the two alternates for the Library Project. Approved.

Engineering & Code Department Update – Yuhas

- Bradford Ave drainage project is well underway

Council Update – Phil Dague

- Council approved the Ordinance changes for the Bike & Pedestrian Plan, Lehr House, Pomodoro's and the Floodplain Management.
- CVT –West will be holding their first meeting on 9/6/17 at Caln Township.


For the Good of the Order

- Summer Jam is this weekend (8/25/17)

Adjournment

Dave Proctor made a motion to adjourn at 9:00 p.m., seconded by Matt Ryan. Motion carried.

Respectfully submitted,


Debra Lamme
Planning Commission Secretary