

1. CALL TO ORDER: David Knies, Chair
Amy Finkbiner, Vice-Chair
Lynne Hockenbury, Commissioner
Chris Mongeau, Commissioner
Mark Niemiec, Commissioner
Geoff Rubino, Commissioner
Carroll Sinquett, Commissioner

Also Present: Dan Daley, Borough Engineer
Ari Christakis, Borough Solicitor
Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Lynne Hockenbury, seconded by Carroll Sinquett and carried by a vote of 7-0, to approve the minutes of Thursday, June 1, 2017 as amended.

3. PUBLIC COMMENT:

Dave Knies informed all present that copies of the agenda are available at the front entrance. Citizens/taxpayers were advised that Public Comment is the time to offer comments on any item on the agenda to bring any issues/concerns before the Planning Commission.

a) John Buckley, 165 Church Street, requested the microphones be used by the public, professional consultants, borough staff, and Planning Commissioners as he has trouble hearing. Mr. Buckley would like to have agendas posted at the post office on King Street.

4. NEW BUSINESS:

a) 324/328 EAST KING STREET – PARKING EXPANSION

Owner/Applicant: Jim Renehan/Renehan Reality, Inc. Application #: N/A
Lot Size: 0.32 acres (Combined) Zoned: C3 Tax Parcel: 2-4-293 & 294

Neil Lovekin stated on Thursday, June 22, 2017 the application was returned, in its entirety, to the applicant for being 'Administratively Incomplete' due to one (1) deficiency - no escrow fee was submitted, as required per SALDO 181-304c(5). The Borough received the application on Thursday, June 8, 2017 and had ten (10) business days to determine if the application was complete. Jim Renehan, Applicant was made aware of his options and the actions needed per those options. No new application has been submitted as of tonight's meeting.

b) ZONING HEARING BOARD – OPEN APPLICATION

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Neil Lovekin stated the next scheduled hearing is for Monday, July 24th at 7:00 p.m. The hearing is for Thomas and Jaime Bemiller, 227 Monument Avenue, who are seeking a variance from Section 601 and 2401.A.11.d. in order to allow more than one (1) supplemental dwelling unit on a lot. No change in use is being requested. The applicants are requesting authorization to use an existing structure as an additional supplement dwelling unit. There is an existing garage apartment and cottage on the lot.

Planning Commission discussion focused on the use, history of the property, emergency response vehicle access, and length of time the use (i.e. Supplement Dwellings) were abandoned when the previous owner turned the garage unit into a music studio.

A motion was made by Chris Mongeau, seconded by Mark Niemiec and carried by a vote of 7-0, to recommend the Borough Solicitor investigate the application submitted by Thomas & Jamie Bemiller, 227 Monument Avenue, and to attend the Zoning Hearing on behalf of the borough on Monday, July 24th. In addition, the Planning Commission recommends the Fire Marshal conduct a life safety review of the application.

5. OLD BUSINESS:

a) 346 EAST KING STREET – PRELIMINARY/FINAL PLAN

Owner/Applicant: Robert & Patricia Chambers

Lot Size: 0.25 acres

Zoned: C3

Application #: 16 – 02

Tax Parcel: 2 – 4 – 297

The applicant has submitted a revised land development plan for proposed improvements at 346 E. King Street located at the corner of East King Street and Ruthland Avenue. The previous submitted plan has been revised to include the demolition of the existing structure located in the rear of the property, the construction of a 66-ft. x 36.25-ft building addition, and a 15-space parking lot. The proposed building use is noted as follows: 1) First Floor – 2,800 sf of commercial retail space; and 2) Second Floor – seven (7) one bedroom apartments (one (1) existing / six (6) proposed). This plan was previously reviewed at the March 2, 2017 Planning Commission meeting.

Bob Chambers, Owner/Applicant and Richard Covatta, Architect were not in attendance to review a Preliminary/Final Plan Application.

Dan Daley stated he contacted Mr. Covatta and recommended he and the applicant submit revised plans, prior to returning before the Planning Commission. The applicant and Mr. Covatta were in agreement.

David Campli, 338 East King Street, stated he is the adjoining property owner to the west of the applicant and is in discussions with the applicant in providing an easement for a portion of his driveway.

b) 100 QUAKER LANE – PRELIMINARY/FINAL PLAN

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Owner/Applicant: McMour Limited Partnership
Lot Size: 1.1 acres Zoned: LI-1

Application #: 17-02
Tax Parcel: 2-3-3.1

Applicant proposes to construct an approximate 6,300 sq. ft. warehouse addition to the existing warehouse/office space on a 1.1 acre lot.

George McHugh, Applicant and Nick Vastardis, Engineer were present on behalf of the project.

Dave Knies directed Dan Daley to go through his review letter dated, July 1, 2017 regarding the proposed plan. Items discussed, included: 1) Off-street Parking; 2) Sidewalks; 3) Easements; 4) Stormwater Management; and 5) Landscaping (e.g. Tree Replacement).

Carroll Sinquett noted that all trees being removed on the property are due to installing stormwater management controls.

Nick Vastardis will drop-off plans and easement documents regarding the unrecorded 2010 Lot Line Adjustment to Borough Administration for its inclusion with the current Preliminary/Final Plan (i.e. Warehouse Addition). Upon final approval by Borough Council of the current plan, the 2010 Lot Line Adjustment Plan will be recorded jointly with the Chester County Recorder of Deeds.

Nick Vastardis will revise the Preliminary/Final Plans per Dan Daley's review, dated July 1, 2017 and submit revised plans and a waiver request list in the coming weeks.

c) 323 OLD LINCOLN HIGHWAY – PRELIMINARY/FINAL PLAN

Owner/Applicant: Lewis Sheetz/David Hopkins
Lot Size: 0.89 acres Zoned: R3-B

Application #: 17-03
Tax Parcel: 2-4-38

The applicant is proposing to subdivide 323 Old Lincoln Highway into three (3) lots and construct one (1) two-family semi-detached dwelling. The existing single family dwelling is proposed to remain. The parcel is located off of the north-side of Old Lincoln Highway, between Miner Street and Raffaella Drive. Access to the proposed two-family semi-detached dwelling is proposed via a private road.

Dave Hopkins, Developer/Equitable Owner and John Robinson, Engineer were not present on behalf of the project.

Dave Knies provided a summary of the site visit conducted on Wednesday, June 21, 2017 with Carroll Sinquett, Neil Lovekin, Dave Hopkins and Steve Hamel. Key points from the site visit included: 1) Have surveyor verify boundaries; 2) Location of Stormwater beds in relation to soil testing and right-of-ways/setbacks; 3) Consider an Arborist to evaluate vegetation health and suitable replacements, if needed; 4) Review Shade Tree Commission comments, if any; and 5) Consider moving the homes closer to the private road/front yard.

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Ari Chistakis advised that the application is nearing the review period deadline of July 28, 2017, therefore tonight is the last time the Planning Commission will be able to make a recommendation to Borough Council for its action on Tuesday, July 18th Meeting. Mr. Christakis stated the Planning Commission should make a recommendation to Borough Council at tonight's meeting, while Mr. Lovekin contacts the applicant for a waiver extension.

Dan Daley stated he should have his review completed of the revised plans in time for the July 18th Borough Council Meeting.

A motion was made by Carroll Siquett, seconded by Lynne Hockenbury and carried by a vote of 7-0, to advise Borough Council that the Planning Commission did not have sufficient time to review the application and request that the applicant provide a waiver extension for the review period, per the Pennsylvania Municipal Planning Code.

d) 2017 INITIATIVES

Commissioners were in agreement to table discussion.

e) BY-LAWS

Ari Christakis is drafting a mission and vision statements for the Planning Commission to review instead of reviewing the By-Laws.

f) BOROUGH COUNCIL UPDATE

Carroll Siquett stated one (1) full-time officer was hired and sworn in, as well as, two (2) part-time police officers, one (1) was sworn in and the other will be sworn in at the July 18th Borough Council Meeting.

g) ZONING HEARING BOARD - DETERMINATIONS

No new determinations have been made.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Carroll Siquett, seconded by Mark Niemiec and unanimously carried by a vote of 7-0, to adjourn the meeting at 9:18 p.m.

Respectfully submitted,

Neil G. Lovekin
Assistant Borough Manager/Secretary