

1. CALL TO ORDER: David Knies, Chair
Amy Finkbiner, Vice-Chair
Mark Niemiec, Treasurer
Geoff Rubino, Secretary
Lynne Hockenbury, Commissioner
Chris Mongeau, Commissioner (Absent)
Carroll Siquett, Commissioner (Absent)

Also Present: Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Lynne Hockenbury, seconded by Mark Niemiec and carried by a vote of 5-0, to approve the minutes of Thursday, May 19, 2016, with Amy Finkbiner's and Geoff Rubino's amendments.

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) Joe Bones, 25 High Street, asked what organization is responsible for maintaining the Paoli Battlefield and Randolph Woods. He is concerned about soil compaction along the path on the Paoli Battlefield. Regarding Randolph Woods, he thinks homeowners along Duffryn Road are encroaching on Randolph's Woods with rear yard sheds, gardens and other uses. He would like to see a trash can, provided by Willistown Township by the trailhead of the Duffryn trail, which may reduce the amount of trash he sees on the trail in Randolph Woods. Mr. Bones stated a BMX course is being constructed by teenagers in Randolph Woods that should be investigated by Borough staff.

4. OLD BUSINESS:

- a) FRONT YARD SETBACK – ZONING ORDINANCE

Commissioners reviewed the draft amendment prepared by Ari Christakis, Borough Solicitor. Amy Finkbiner commented the word, "Minimum" should be removed from the ordinance amendment as it is redundant. Commissioners were in agreement.

Dave Knies to prepare an email response to Ari Christakis, Borough Solicitor with the Planning Commissioners' comments.

- b) 346 EAST KING STREET (BOB CHAMBERS)

Bob Chambers stated he had the Zoning Hearing Board process and the SALDO process confused. He stated Neil Lovekin clarified the differences and process of both and Mr. Chambers

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decided to postpone submitting a revised Sketch Plan until the Zoning Hearing Board has rendered its final determination regarding his variance requests.

c) EAST WHITELAND TOWNSHIP COMPREHENSIVE PLAN UPDATE

Commissioners agreed to recommendation to Borough Council the following comments which they may want to include in the Borough's response to East Whiteland Township's request for view:

1. General Comments – The Comprehensive Plan is an excellent piece of community planning work. It displays a clean methodology, thorough survey, and solid level of information on the priorities and initiatives. In particular, the community survey was well formulated and garnered a good response rate. Citizen, corporate, and institutional - participation in the update process was excellent.

2. Trails and Connectivity – Completion of the Patriot Path Plan - Old Lincoln Highway to Route 29 is a high-priority pedestrian initiative; it is unclear whether this connection includes sidewalks on Old Lincoln Highway or only on Route 30 between Old Lincoln Highway and Route 29.

3. Regional Traffic – Extension of Three Tun Road to Malin Road - no mention was made of the potential extension of Malin Road to Pennsylvania Avenue; Planning Commission encourages revisiting the truck traffic limitations on North Warren Avenue.

4. Official Map – Applaud East Whiteland Township's efforts to create an Official Map as it is a valuable planning tool.

5. Ordinance Initiative – Consider bicycle facilities and amenities as part of SALDO projects is a smart and forward-thinking approach.

Dave Knies to draft a recommendation of the Planning Commission to Borough Council for inclusion in the June 21, 2016 Borough Council Meeting.

d) DERITA WOODWORKING – LAND DEVELOPMENT APPLICATION

Neil Lovekin reported that a revised land development plan has not been received. Neil Lovekin stated he has been in contact with DeRita's engineer regarding an extension and is awaiting a response.

Dave Knies will have Ari Christakis, Borough Solicitor review the Pennsylvania Municipal Planning Code's timeline for SALDO Applications to determine what, if any, administrative requirements may be placed on applications to insure borough consultants and officials have proper time to review and render a decision. In addition, Dave Knies will forward the Planning Commission's By-Laws for review and comment.

e) WAYFINDING SIGNAGE – FINALIZE DOCUMENTATION

Dave Knies will be presenting the final proposal at the June 21, 2016 Borough Council Meeting.

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f) BOROUGH COUNCIL MEETINGS UPDATE

Dave Knies provided a summary of the Borough Council's June 7, 2016 Meeting:

- i. Tabled Installation of Traffic Calming Improvements on Monument Avenue
- ii. Borough Council agreed to have a Borough-wide Traffic Study conducted, prior to authorizing any additional traffic calming measures on Monument Avenue.

g) ZONING HEARING BOARD APPLICATION(S)

No new applications to review.

Neil Lovekin stated the Zoning Hearing Board has not scheduled a meeting to publicly render its final decision for 346 East King Street.

5. NEW BUSINESS:

a) PLANNING COMMISSIONERS' ROLES & RESPONSIBILITIES

Dave Knies reminded Commissioners that not only do they review land development applications and ordinance updates, but they are to be reviewing and providing comments on all planning matters brought before the Planning Commission.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Geoff Rubino, seconded by Lynne Hockenbury and unanimously carried by a vote of 5-0 to adjourn the meeting at 8:48 p.m.

Respectfully submitted,
Neil G. Lovekin
Assistant Borough Manager/Secretary