

PLANNING COMMISSION

APPROVED MINUTES

August 1, 2011 MEETING

Planning Commission Meeting

Called to order at 7:30 PM by

Jim Durborow

In attendance: Jim Durborow, Chair; Fran Digian, member; John Schwab, member; Garth Monaghan, member; Vince Lyons, member; Chris Amentas, BOS liaison. **Absent:** Jim Weeks, member.

Approval of Minutes: Mr. Schwab moved to approve the June 6, 2011 Planning Commission minutes as presented. Mr. Lyons seconded. Vote: unanimous. Mr. Garth indicated that the term of the Chair and Vice-Chair is one year.

Appointment of Planning Commission Chair: Mr. Schwab moved to **recommend** to the BOS that Jim Durborow be appointed as the Chair of the Planning Commission. Mr. Monaghan seconded. Vote: unanimous.

Appointment of Planning Commission Vice-Chair: Mr. Monaghan moved to **recommend** to the BOS that John Schwab be appointed as the Vice-Chair of the Planning Commission for a term of one year. Mr. Durborow seconded. Vote: unanimous.

Ridgecrest Subdivision Plan: Ted Moser mentioned that the County Planning Commission has signed off on Part 4C. Mr. Moser asked that the EFT Planning Commission sign off on Part 4B so that he can proceed with the project that was approved last month. Mr. Moser questioned whether the house plans had been reviewed and approved. Mr. Monaghan indicated the Planning Commission had seen and approved the house plans. Mr. Monaghan questioned the parking issue. The BOS had asked Mr. Moser at last month's BOS meeting to suspend the parking issue involving S. Caln and West Chester Roads until they could review and address the concerns raised by some residents. Mr. Moser did indicate, however, that the BOS had given him the final conditional approval while requesting that a township representative be present before the buffer plantings are installed.

Sharon Scott indicated she had a problem with Mr. Moser telling the Board what has or has not been approved. Mr. Durborow indicated that Mr. Moser had followed all correct processes and the subdivision had been approved at a prior Planning Commission meeting. Mrs. Scott asked in what month the approval was granted and whether a Supervisor had been present. Mr. Durborow stated that the June, 2011 Planning Commission minutes reflect the **recommendation** for BOS approval. Mrs. Scott asked if Mr. Moser was a member of Chester County Business & Industry and who was his lawyer. Mr. Moser indicated he did not have to answer these types of questions. Mrs. Scott questioned if all his applications were on file, to which Mr. Durborow replied "yes".

Conrad DeAbreu asked if there was a problem with certain developers not following proper procedures, especially regarding storm water erosion. Mr. Digian mentioned that there are several ways to handle seepage problems and the township engineer makes the application for the design. Mr. DeAbreu asked if the Planning Commission looks at maps at what is below the developments to see whether outlying areas (about 100 feet from the development) would have water retention problems. Mr. Digian stated that off site studies are done so that neighboring downstream areas are not adversely affected.

Mrs. Scott questioned who employed Mr. Digian. Mr. Digian replied that he worked for the engineer that had been retained by Ted Moser to do this particular project. Mr. Digian stated that he had excused himself from any applications and voting involving this project because of the conflict of interest. Mrs. Scott indicated that this fact should be mentioned at every meeting and reflected in the minutes. Mr. Durborow stated that Mr. Digian either was not present at the meetings involving Mr. Moser or had abstained from voting. Mrs. Scott felt that anyone who had a conflict of interest should always be mentioned in the minutes because residents could forget. Mr. Digian reiterated that he does not participate in any discussion or vote when there is a conflict of interest and he also never forgets to mention that fact.

Adjourn: Mr. Durborow moved to adjourn the meeting, seconded by Mr. Schwab. Vote: unanimous. The meeting adjourned at 8:46 p.m.

Respectfully submitted,

Barbara Ann Henry

Planning Commission Secretary