

# Swarthmore Planning Commission

## Meeting Minutes

Meeting Date July 21, 2021

Commission Attendees	Chris DeBruyn – Chair, Acting Secretary	Rex Brien
	Steve Minton	Laura Poltronieri
	Nancy Templeton	David Virgil
	Don Jones	James Levine
	Douglas Perry	Elizabeth Jenkins
		Doug Harnsberger

Also in Attendance Betsy Larsen Borough Council Liason  
Jane Billings Borough Manager

Meeting Location Borough Hall Council Room

- C. DeBruyn called the meeting to order at approximately 7:35 PM

### NEW BUSINESS

- Swarthmore Martin Hall Renovation Land Development/Conditional Use Sketch Submission:
  - Introduction by Don Petrosa
    - Conditional use request for height.
  - Greg Brown:
    - The building will be for the growing computer science program, Architect Good & Clancy
    - The building continues the college commitment to a carbon neutral pathway.
    - Lang Stairs to be removed and replaced with accessible pathway.
    - The college will probably request combined Preliminary and Final submission for it's next submission. There is no intent at the moment to request a variance on the tree replacement ordinance.
  - Kyle MacGeorge @ Langan
    - Building height to be slightly higher than existing, and well within the conditional use request maximum.
    - Original Martin building to remain in most locations, all of historic façade facing the quad is to remain. Old additions to be removed in most cases and reconstructed in a smaller footprint.
    - This project provides additional water retention, with reduced impervious coverage. He noted that the bedrock is relatively close to the surface at the site, and opportunities for underground infiltration are limited. He noted some surface retention and infiltration areas on the plan.
    - The plan will increase accessibility to a difficult corner of the campus.
  - Discussion
    - Minor discussion around trees, building height and stormwater management.

- Rex noted that some storm water swales in the Crum woods are heavily eroded, and requested additional information regarding which swales are to be used, and what condition they are in.
- General agreement that the code defined building height definition could be interpreted in multiple ways.
- Motion to recommend approval of the conditional use request to exceed the 35' height limit at 52' ht.
  - A motion was made to recommend approval of the conditional use request, to exceed the 35' height limit by 17' to 52' height total. This measurement includes the new average ground level and measures to the highest point of the elevator shaft enclosure. This measurement represents the largest interpretation of the borough building height definition. This height will produce a building of roughly similar height to the existing structure and is well within the conditional use maximum of 75' height.
  - The motion passed with a unanimous vote.

**OLD BUSINESS**

- MMP: Nether Providence township is conducting its own Municipal plan study. Rutledge and Rose Valley, the other participants in the 2006 study have not been contacted as of now.
- Agenda Planning: Options for future meeting discussions:
  - Update and review ordinances
  - Restrictions on accessory buildings
  - Affordable Housing opportunities
  - Tree Replacement Ordinance
  - Discussion:
    - General discussion.
    - Consensus that the Accessory building ordinance seemed to be the most pressing issue.

**Next meeting:**

The next meeting will be held Wednesday September 15, 2021.

Meeting adjourned at 9:05 pm.

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End of Meeting Minutes