

Swarthmore Planning Commission

Meeting Minutes

Meeting Date November 17, 2021

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

Also in Attendance

Betsy Larsen	Borough Council Liason
Jane Billings	Borough Manager
Bill Webb virtual	

Meeting Location Borough Hall Council Room and Online

- C. DeBruyn called the meeting to order at approximately 7:35 PM
- Approval of October Meeting minutes – So moved, seconded and approved.

NEW BUSINESS

- **Item 2** – TC Zoning discussion - A loose discussion of potential changes to the TC Zoning code, as triggered by the current project approval, to apply to future projects. Comment from PC commissioners and members of the public.
 - Parking/Garage/Curb Cuts – discussion about the parking requirements and how to handle them. Should ordinances restrict or require parking? Concern about the curb cut location and exiting from a garage directly to the street with limited view of pedestrian and oncoming traffic. Signalization of the entrance requirements. Would a driveway alongside the building be a safer entrance than a garage entrance (in the body of the building)
 - Traffic study – Are there modifications that can be made to traffic study requirements to make them more useful? Can delivery traffic be quantified and evaluated?
 - Removal of Historic buildings, what is historic? Methods available to manage the character of the town center district – Architectural Review Boards, Historic Districts, Demolition Overlay.
 - Fire Access to rear and sides Does the building have adequate access?
 - Narrower building with driveway alongside rather than garage entry?
 - Repeated discussions about scale and height.
 - Repeated discussion about displacement of active businesses, suggestion that protection for businesses be added to the code.
 - Add requirements for a building section demonstrating “step-backs” if they are utilizing that section of the code. Requirement for elevations of all facades if building is greater than 3 stories.
 - Increase step-back requirement to 25’ from 10’
 - Decrease allowed building height, or number of stories, or FAR.
 - Restrictions on building size if the project is a lot consolidation?

- Discussion about adding energy efficiency, advanced stormwater management, decentralized energy production and other “green” components to the Swarthmore code in addition to any standard building code requirements.
- Discussions about affordability of housing in Swarthmore generally, opportunities for adding density and reducing cost such as Accessory Dwelling Units, revisions to zoning code, locations for increased density.

UPCOMING ITEMS

- Potential land development application in Town Center

NEXT MEETING:

The next scheduled meeting will be held Wednesday December 15, 2021.

Meeting adjourned at 9:00 pm.

End of Meeting Minutes