

Swarthmore Planning Commission

October 21, 2020

Members attending: Chris DeBruyn, Steve Minton, Nancy Templeton, Don Jones, Laura Poltronieri, Elizabeth Jenkins, James Levine.

Also attending: Borough Council liaison Betsy Larsen, Borough Manager Jane Billings, Borough Councilor Lauren McKinney.

The meeting was convened via Zoom at 7:35 pm

Old Business:

The meeting minutes for the August 19, 2020 meeting were approved.

New Business:

Subdivision Application for 200-202 Park Avenue

The applicant provided preliminary plans indicating the relocation of a lot line.

- 1) No Waivers were requested.
- 2) The applicant wanted to install a side fence line, and a jog in the existing lot line created complications.
- 3) Plans were reviewed by the Delaware County Planning Department, who had limited comments:
 - a. The zoning chart did not contain correct values for the RC zone.
 - b. The existing accessory structure on 200 Park is not compliant with the side yard setback, which is an existing condition, and is not affected by the proposed line relocation.
 - c. The main structure at 200 Park should be added to the list of Historic Structures in Swarthmore.

Public Comment:

- 1) There was no public comment section.

The Planning Commission Board discussion:

- 1) Concern about the revised lot line still not being compliant with SALDO requirements for straight lot lines.
 - a. The proposed revision is a minor change to improve the useability of the properties, not to do any additional development or construction. The change reduces the non-compliance, but does not completely eliminate it.
- 2) Concern about installing a pin or monument to indicate the location of the new lot line.
 - a. The drawings indicate a marker is to be placed.

- 3) Concern about the accessory structure at 200 Park being within the setback area.
 - a. The SPC generally agreed that with the DCPD that the structure was a pre-existing non-conformity, and was not impacted by the proposed lot line adjustment.

A motion was made, and seconded:

“The Swarthmore Planning Commission recommends approval of this adjustment of lot lines with the correction of the table of zoning values on the lot plan document.”

The vote was in favor of the motion.

Presentation by Sol-Smart regarding potential for incorporating Solar Power into the Swarthmore ordinances.

Nick Kasza presented the results of the Sol Smart study regarding solar power ordinances in Swarthmore, and noted several options for including language that might either regulate or encourage solar panel installation.

Jane noted it would be useful to have definition as to how ground mounted solar panels would be treated, with regards to if they are accessory structures or not, if they are permitted to intrude into the side or rear yard setbacks, whether they qualify as impervious or pervious cover for stormwater management purposes, and if they qualify as hardscape or not for zoning calculations.

The SPC discussed the options briefly, and Elizabeth agreed to work with the EAC to put a proposed change to the ordinance together for a future meeting.

Status of recent topics

- 1) DELCORA – proceeding with litigation.
- 2) Chester Road Subdivision – the Swarthmore Borough council approved the original plan approved by the SPC, with additional stipulations to require sideloaded garages, an increased setback, and a waiver permitting the dog-leg lot line, with a permanent monument at the vertex of the lot line.
- 3) Riverview Road reverse subdivision – construction has started.

The meeting was adjourned at 8:30