

Swarthmore Planning Commission

Meeting Minutes

Meeting Date July 20, 2022

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| Commission Attendees | Chris DeBruyn – Chair, Acting Secretary David Virgil - Vice Chair Steve Minton Nancy Templeton Don Jones Rex Brien | James Levine Elizabeth Jenkins Douglas Perry Doug Harnsberger John MacCallum |
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Also in Attendance ~~Kristen Seymore~~ Borough Council Liason
~~Bill Web~~ Borough Manager

Meeting Location Borough Hall Council Room

- C. DeBruyn called the meeting to order at approximately 7:35PM
 - **Agenda Item 1** – Approval of June meeting minutes
 - So moved, seconded and approved.
 - **Item 2: Committee reports**
 - **EAC** – No report
 - **Traffic** – No Report
 - **UCC Appeals** – No report
 - **ZHB** – No Meeting
 - **Environment** – No Report
 - **Planning & Zoning** –
 - Comprehensive discussion regarding the “Multi-Municipal Plan update”.
 - First step suggested to identify current issues.
 - **Public Safety** – No meeting
 - **Public Works** – No Report
 - **Affordability Task Force** – No Report
 - **Item 3: Presentation by Swarthmore College – Martin Hall**
 - Don Petrosa introduced:
 - Team, Jan Semmler, Kyle McGeorge
 - Board discussion:
 - Chris – how does the combination of the new retention chamber with the old retention chamber and outflow work? Does the wall surrounding the outflow of the new chamber retain water permanently?
 - Kyle: The new chamber basically enlarges the existing capacity, the wall has penetrations which will allow the new basin to drain essentially dry over a longer period, reducing the flow through the ultimate outflow in most cases. Overall, more retention, and reduced outflow should be occurring at all times.
 - Pennoni Review comments:

- Conditional use request for height is approved by Planning commission, Borough Council will vote on this with the main motion.
 - Waiver to permit a combined preliminary and final presentation to the planning commission.
 - Waiver of the requirement for a survey of the full tract.
 - Waiver of a requirement to list abutting owners on the drawings.
 - Waiver for a traffic study
 - Fire Marshall Review should be conducted.
 - Rex: Note that there is large equipment doing some clear cutting in the Crum Basin:
 - Andrew Feick: This is an active project to maintain and repair some drainage swales. This is a DEP permitted project being performed under DEP supervision.
 - Chris: the project is well within the borders of the project and is a small portion of the project, and should not impact abutters, other than construction traffic. The request to waive a survey and abutter list seems reasonable in this case.
 - Chris: does this project add capacity to the college, and thus add additional traffic and parking issues?
 - Jan Semmler: The college does not intend to expand its faculty with this project. The recent 2016 traffic and parking study was recently updated, and impacts from this project are not expected to exceed the projections in that report.
 - Chris: Fire marshall review should be conducted prior to borough approval.
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- Public comment:
 - Site construction has begun around the Martin Hall site, is this permitted prior to approval?
 - Chris: Minor site improvements are typically not required to be approved by Planning Commission, although I'll hope that they have any necessary permits. Construction projects often begin "enabling" projects prior to total project approval in order to shave time in the schedule to meet a distant end date.
- Vote:
 - A motion was made and seconded:
 - "Planning commission recommends approval of the preliminary and final submission for the Swarthmore College Martin Hall project with the following modifications:
 - Recommend Borough Council approve the Conditional use request to construct over 35' in height.
 - Recommend approval of a waiver of 1293.03(c) Steep Slopes.
 - Recommend approval of relief from ordinance 1286.08 (b), survey of total tract.
 - Recommend approval of relief from ordinance 1286 82 (c), abutters list.
 - Recommend approval of relief from ordinance 1286.08(d) 1 – Traffic study.
 - Recommend approval only after satisfactory Fire Marshall review
 - Compliance with any additional comments from the borough engineer."
 - The motion passed.
- **Item 4: Review and Approval of PennVest Funding Application for Little Crum Interceptor rehabilitation.**

- Chris: This is a review by the PC required as part of the funding being provided by Penn Vest, to determine if the project is in compliance with borough ordinances. The project is a Central Delaware County Authority maintenance of piping and manholes that should be conducted with minimal disturbance and impacts several communities. It does not appear to conflict with any ordinances.
- A motion was made and seconded to approve the application. The motion passed.
- **Item 5:** Discussion of proposed changes to ordinance Title 8 – Fair Housing
 - Chris – changes are part of a settlement with US Department of Housing and Urban Development with regards to a complaint regarding the borough's ordinance.
 - Chris: Relevant changes requested:
 - Revise 1298.06(g) so that variances granted through reasonable accommodations will not cease if the individual(s) with respect to whom the accommodation was granted are no longer a resident of the property. However use variance granted through the accommodation process would still cease upon transfer of ownership.
 - Eliminate requirement for applicant to notify abutting property owners.
 - Amend 1298.06(e) to reduce timeline from 60 to 45 days.
 - Amend 1298.06(e) to permit normal and fair housing variance request to proceed simultaneously.
 - Rex: The agreement requires the Complainant waive rights to sue a list of parties, it is not clear that the planning commission members are included in that list. Can we add the planning commission members to this list of protected persons?
 - Discussion: This is an agreement between the borough and HUD, and we probably won't have much impact on the decision made by borough council to sign or not.
 - A motion was made and seconded to approve the relevant changes as listed above, with the addition of "and planning commission members" after "and attorneys" in section E. 8.
 - The motion passed.

NEXT MEETING:

The August meeting is cancelled. Our next scheduled meeting is scheduled for Wednesday September 21, 2022 at Swarthmore Borough Hall

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End of Meeting Minutes