

# Swarthmore Planning Commission

## Meeting Minutes

Meeting Date November 16, 2022

Commission Attendees	Chris DeBruyn – Chair, Acting Secretary	James Levine
	David Virgil - Vice Chair	<del>Elizabeth Jenkins</del>
	<del>Steve Minton</del>	Douglas Perry
	Nancy Templeton	Doug Harnsberger
	Don Jones	John MacCallum
	Rex Brien	

Also in Attendance  
 Kristen Seymore  
 Bill Webb  
 Borough Council Liaison  
 Borough Manager

Meeting Location Swarthmore Borough Hall

- C. DeBruyn called the meeting to order at approximately 7:35 PM
- **General Comments** – Commissioners whose term is expiring in January will be required to re-apply for new terms. Elizabeth has indicated she will be resigning her position. Terms are 4 years, and members who replace a retiring member mid-term serve the remainder of that term before re-applying for a full term. The board consists of 9 members, and up to 2 alternate members, who are expected to fully participate in discussions, but may only vote in situations where all 9 members are not present. Voting is assigned to alternates by seniority.
- **Agenda Item 1** – Approval of October meeting minutes. So moved, seconded and approved.
- **Agenda Item 2** – Committee Reports:

Member	Committee	Notes
Elizabeth Jenkins	EAC	Not Present
James Levine	Traffic Committee	No meeting
Chris DeBruyn		
Steve Minton	Finance	Not present
Rex Brien	Zoning Hearing Board	Variance – side yard variance for addition. Pre-existing noncompliance. Approved.
Don Jones	BC – Environment	PECO. Tree Census. “Bird Town” ordinance? Community Choice Aggregation. Township would sign up for green power, individuals would need to opt out if PECO or other was preferred.
David Virgil	BC - General Government & Hum. Services	No meeting
Nancy Templeton	BC – P&Z	Did not attend
Doug Perry	BC – Public Safety	No meeting
Doug Harnsberger	Development and Affordability Task force	Did not attend.
John MacCallum	BC - Public Works/Parks & Rec.	No meeting.
	Tree Committee	
	BC - General Government & Hum. Services	

- **Agenda Item 3:** Preliminary discussion regarding potential changes to the TC zoning ordinance.
  - Topics Discussed
    - Overlay options
    - Height limits
    - Historical protection
    - Parking garage access
    - Shading
    - Setbacks
    - Zero lot lines
    - Floor area ratios
    - Sustainability options and effects
    - Trees
- John: No changes should be made to the zoning ordinance until the master plan consultant has had time to complete their conversations with the community and do their work. The concern is that the maximum building height is currently being looked at in a vacuum, whereas height is deeply tied to use, density, proximity to transit, affordable housing, etc. There is also the concern that the consultant has been engaged to do a very limited scope of work that is not sufficient for what our borough needs. We need a comprehensive physical master plan that looks at uses, building envelopes, streetscape, vehicular circulation, parking, pedestrian connections, green spaces, potential for civic space, active frontages, and sustainability goals for Town Center. This work should include renderings and diagrams that illustrate a possible built-out future for town center. This is critical in allowing people to understand the scale of future building in context. A typical master plan would include rendered street-level views at key moments in a development area. The commission should consider drafting a letter to council recommending a more comprehensive master plan be conducted.
- **Agenda Item 4:** Public Comment
  - Public comment was generally interspersed in the meeting discussion.

Meeting adjourned at approximately 9:15 PM.

**NEXT MEETING:**

The next scheduled meeting is scheduled for Thursday December 15, 2022 at Swarthmore Borough Hall.

End of Meeting Minutes