

**MEETING MINUTES**  
**PLANNING COMMISSION**  
**BOROUGH OF PARKESBURG, PA**  
**JUNE 27, 2024**

***MEMBERS PRESENT –***

Todd Brade  
Matt Marran  
Casey Wyatt  
Dave Bashore

***OTHERS –***

John Carnes, Jr., Esq., Borough Solicitor  
Ed Van Arsdale, PE, Arro Consulting, Borough Engineer  
Kevin Myers, Urban Planner, Chester County Planning Commission  
Jesse Carpino, D.R. Horton, Inc., Applicant/Developer  
Jeff Strauss, D.R. Horton, Inc., Applicant/Developer  
Nate Fox, Esq., Obermayer et al (Developer's Attorney)  
Denny Howell, Owner, Howell Engineering  
(Developer's Engineer )  
Keith Martin, Howell (Developer's Engineer)  
Nicole Kline-Elsier, Bowman Consulting  
Mike \_\_ (Developer's Traffic Engineer)  
(Developer's Landscape Architect)  
Debbie Shulski, Esq., Riley, Riper (Attorney for VistaBlock, Inc.)  
21 members of the public

**Call to Order; Quorum; Announcement of Pending Vacancy.** Mr. Bashore called the meeting to order at Borough Hall at 7:00 p.m. A quorum of members was present. Because of the absence of Shelby Smith and Jenn Mayo, Ms. Wyatt would be considered a voting member at this meeting.

Mr. Bashore announced the resignation of Jennifer Mayo from the Commission, effective immediately. He thanked her for her service to the community. Current alternate member Casey Wyatt will be considered for appointment as a regular member at Borough Council's July meeting. Members of the public who are interested in joining the Commission as an alternate member should send a letter of interest to Council president Todd Brade at 315 W. First Avenue.

**Approval of Minutes.** Mr. Marran moved to approve the Minutes of the Commission's May 30, 2024, meeting. The motion was seconded by Ms. Wyatt and passed 4-0.

**Discussion of De/Reforestation, Open Space and Other Issues Related to Land Development Plan of EPC Holdings 584, LLC re: Construction of 130 townhouses on 29.8 acres at 200 North Church Street, to be known as Meadowview, in the R-5 Residential Zoning District, adjacent to existing Crystal Springs apartments.**

\* Mr. Carnes advised that the purpose of this discussion was only for the developer to provide the Commission with an update on its development plan and that the Commission would not be making any formal recommendations to the Borough Council on the overall plan application.

\* Mr. Van Arsdale advised that his review of the plan's tree survey shows that the developer is proposing to remove 3,440 trees with a trunk caliper of 4" to 24" and 345 trees with a caliper greater than 25." The borough's SALDO requires that trees be replaced at a rate of 2 trees for every 1 removed, with a minimum trunk caliper of 2.5." Based on the calculations provided in the tree survey, the developer would have to plant 7,570 2.5" trees to satisfy the Borough's SALDO requirement (7,570 x \$300-\$400 per tree = \$2.3-\$3.0 million cost).

\* Mr. Fox introduced the Horton team and presented the Affidavit of Mailing Notice to neighbors. He advised that the development is a by-right plan and that the developer isn't asking for any zoning relief, only some waivers from certain SALDO requirements.

\* A Horton representative said that 1,000 WHIPs in plastic casings (2-3 year old unbranched, thin, 1.5'-3' high tree shoots) would be planted in the heavily deforested area, plus 85 2.5" caliper trees along street fronts within the townhouse areas. He said WHIPs have a higher survival rate and would help to restore a mature border with adjoining properties.

\* Mr. Fox then said the developer is prepared to offer the borough a payment of \$200,000 to compensate for the loss of excess trees not covered by WHIPs and other replantings.

\* Ms. Kline-Elsier summarized the traffic study, under consideration by PennDoT as part of its Highway Occupancy Permit process, which Mr. Van Arsdale advised he was still reviewing. She noted among other things that a left-hand turning lane would be installed on northbound Rte. 10 at the relocated entrance to Crystal Springs apartments (closer to Sadsbury Road), which will have no traffic light.

\* Various members of the public voiced concerns about increasing traffic along Route 10 in general and the danger of motorists who attempt to make a right-hand turn onto Rte. 10 from Sadsbury Road. Ms. Kline-Elsier noted that right turns from Sadsbury Road would continue to be prohibited. Mr. Bashore suggested the installation of an alternative traffic-calming device at that intersection (such as a concrete or planted median barrier, narrowing of road shoulders, etc.).

\* Mike Zaub, who owns the land adjacent to the immediate north of the development site, said that people regularly encroach on his property and asked that a fence be constructed along the property border. He then read a letter from Donald and Kelly Cairns of 1208 Octorara Trail, who recommended that a fence or other physical barrier be required as any condition to the approval of the proposed development (the letter is attached and made a part of these minutes).

\* The developer agreed that their attorney would contact Mr. Carnes to set up a meeting to consider an agreement to resolve the de/reforestation issue before returning to the Commission and Borough Council for further plan consideration.

**Presentation and Discussion of Proposed Amendments to the Borough Zoning and Subdivision and Land Development Codes re: Adding “Traditional Neighborhood Development” to the list of Conditional Uses permitted in the R-2 Residential Zoning Districts and related design guidelines manual to the Borough’s subdivision and land development ordinance.**

\* Mr. Bashore advised that the borough has been working closely with county planners to develop a comprehensive amendment to the borough’s zoning and subdivision and land development codes that we believe best reflects our collective vision for how especially large tracts in the borough’s R-2 residential zoning districts should be developed. He then introduced urban planner Kevin Myers of the Chester County Planning Commission to brief the Commission and public on the amendments.

\* Mr. Myers explained the concept of Traditional Neighborhood Development, as set forth in the proposed zoning amendment’s purpose and terminology section, is to “allow compact, walkable, mixed-use and interconnected development that complements the Borough and adjacent neighborhoods with the flexibility to accommodate greater density and mix of uses that reacts to evolving market demand and uses while providing benefits and amenities for the entire community.”

\* He then went through the sections of the proposed amendment, including: purpose and definitions, eligibility (the TND conditional use would only apply to tracts of land that are a minimum of 20 acres in the R-2 Residential Zoning District), use regulations, parking requirements, area and bulk regulations and design standards, minimum and maximum attainable (affordable) housing requirements (which would require that 10-30% of housing units in a TND be accessible to those whose household incomes are no greater than 80% of the “area median income” as defined by the U.S. Dept. of Housing and Urban Development – AMI of  $\$114,400 \times .8 = \$91,520$ ), application procedures, and an ad hoc Design Review Committee.

\* In response to a question from Mr. Marran, Mr. Myers noted other TNDs in Chester County, including Magnolia Place in Kennett Square, New Daleville in Cochranville, Greystone in West Chester and River Station in Downingtown.

\* Ms. Shulski, attorney for VistaBlock, the developer and equitable owner of the 24-acre tract along Rte. 10 and East Second Avenue, asked if the TND provisions would constitute a by-right plan. Mr. Carnes replied that it would be part of a Conditional Use application. She also questioned the desirability of including alleys in a TND. Mr. Myers pointed to the New Daleville TND as an example and advised that alleys would be encouraged under the zoning amendment but not required. Mr. Carnes asked if the Borough can/should accept dedication of an alley, or if the HOA would be responsible for their maintenance, which Ms. Shulski said she would confer with her client about.

\* Mr. Brade then moved to recommend that Borough Council approve the amendments to the zoning code and to approve the design guide to the subdivision and land development ordinance, both as submitted, subject to any minor edits. Seconded by Mr. Bashore, the motion was approved 4-0.

**Old Business.**

Conditional Use Application of The Oaks Ministry of Oxford, PA, re: *Proposed mixed commercial office and residential uses in the Parkesburg Arms Hotel located at 415 West First Avenue in the C-1 Neighborhood Commercial Zoning District. (Oaks executive director Robin Martin and other Ministry officials were in attendance.)*

\* Mr. Bashore advised that Borough Council on June 6th required Oaks to complete three studies as part of its Conditional Use application: a traffic analysis, a fiscal impact assessment and a community facilities and services assessment.

\* The Commission will review a revised Conditional Use application when the borough solicitor and engineer have determined that it has been properly submitted with the completed required studies. After further borough and county Planning Commission review, the application will be considered by Borough Council, which will set and hold a public hearing on the application and take any subsequent appropriate actions at Council's discretion.

**New Business.** Mr. Bashore reminded the public of the pending alternate member vacancy on the Commission.

**Adjourn.** There being no further business, Mr. Brade made a motion to adjourn the meeting. The motion was seconded by Mr. Marran and passed 4-0. The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

/s/

Dave Bashore, Chair

**(NOTE:** *These minutes were approved 3-0 by Planning Commission on 8/29/24.)*