

Swarthmore Planning Commission

July 17, 2019

Members attending: Chris DeBruyn, Denise Disney, Elizabeth Jenkins, Nancy Templeton, Don Jones, Laura Poltronieri, David Virgil, James Levine.

Also attending: Borough Council liaison Betsy Larsen, Borough Manager Jane Billings

The meeting was convened at 7:35 pm

Old business:

None.

New Business:

A resident of Riverview road brought a land development plan requesting relocation of a lot line between 2 parcels, both owned by the resident.

One parcel (Parcel 1) is currently a flag lot, with a narrow attachment to Riverview road. A second abutting parcel does not have any frontage on an active roadway. (Parcel 2). These parcels were laid out prior to adoption of the current Swarthmore Land Development ordinances.

The homeowner lives on at 345 Riverview Road, which is a third, separate parcel that abuts parcel 2.

The homeowner presented plans indicating a relocated lot line between parcels 1 and 2. The plan also indicated a substantial access easement over parcel 1 to allow restricted access to parcel 2.

The action proposed is a land development action, which triggers review, and requires the 2 new lots to be compliant with the current code requirements, per 1284.01A.

After substantial discussion, it was determined that the proposed plan would not be compliant with section 1288.04C of the Land development codes, which requires new lots to be compliant with all codes. ~~Moving the lot line was determined to be creating new lots, since the existing lines had been established prior to the zoning ordinances adoption.~~

The planning commission then took 3 votes:

- 1) All in favor of approving the existing plan as presented.
 - a. This vote failed with no votes in favor.
- 2) All in favor of rejecting the existing plan as presented.
 - a. This vote failed with no votes in favor.
- 3) All in favor of:

- a. amending the plan, noting on the plan that a waiver to 1288.004C is being requested.
- b. Approving such revised plans.
- c. This vote passed unanimously.

Further items:

The college has selected a team of architect and CM for the new dining hall project. They will likely present a sketch plan in the fall for our September meeting.

A motion to adjourn was accepted and seconded at 9:30.