

# Swarthmore Planning Commission

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March 20, 2019

Members attending: Chris DeBruyn, Denise Disney, Steve Minton, 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

## Other Business:

- 1) 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.
- 2) The proposed revisions to the code surrounding cooperative housing options is being advertised and may be voted on next month by council.
- 3) The "Visioning" committee has morphed into a somewhat different group with what may be different or more focused interests. They are issuing an RFP for a consultant to pursue further actions.
- 4) It was noted that the definition and requirements for accessory buildings could benefit from a review, that action item will be added to a future agenda.

## Old Business:

- 1) Discussion regarding revising the terms relating to lot coverage, impervious cover etc continues.
- 2) Noted that the term "Hardscape" is defined in the ordinances to include building area. This is contrary to industry expectation so it is suggested to change this.
- 3) The term "Lot coverage" also has a related industry understood definition.
- 4) The terms "Pervious" and "Impervious" are also used in their more technical form in the storm water management, so should not be defined differently in the zoning section.
- 5) "Hardscape" should be defined as understood in the industry, to include hard landscape surfaces such as paving, recreational courts, pools, site stairs etc.
- 6) Definitions for "Pervious" shall be removed from section 1240.05.
- 7) Definitions for "Hardscape" shall be updated to as noted above.
- 8) References to pervious cover in the zoning code will be deleted and replaced with either, "Hardscape", "Lot Coverage" or "Hardscape and Lot coverage combined" as appropriate.
- 9) Discussion ensued regarding the percent limitations on "Hardscape and lot coverage combined" in the various zoning areas. Suggestion to increase the number from 40 to 50% in the RA/RB areas, was made, to account for the incidental inclusion of decks in the new lot coverage calculation. It was noted that home owners do not often ask for relief from this percentage. It was also noted that increasing the area of paving and buildings on a given lot may result in an overall increase in hard surfaces, which would have negative effects in the overall storm water

flows, due to reduced infiltration, and create an impression of increasing urbanity in the borough. General agreement was reached to leave the percentages unchanged, and only to update the definitions and descriptions.

A motion to adjourn was accepted and seconded at 8:30.