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October 7, 2020

† ALSO ADMITTED IN NEW YORK  
◇ ALSO ADMITTED IN NEVADA  
\* ALSO ADMITTED IN NEW JERSEY  
◆ ALSO ADMITTED IN CALIFORNIA  
‡ ALSO ADMITTED IN WASHINGTON, D.C.  
\* ONLY ADMITTED IN NEW YORK

**VIA ELECTRONIC MAIL**

Board of Supervisors  
566 Beaumont Road  
Devon, PA 19333

**RE: *Contract # 18178 between Easttown Township, Chester County and  
Glackin Thomas Panzak***

Dear Ladies and Gentlemen:

I am enclosing another copy of the letter I sent to Ms. Elks at the Chester County Planning Commission regarding the above referenced contract. As you know, this firm has represented a group of Easttown residents who have actively participated in all aspects of the "Devon Center" project. We currently represent over 200 township residents who oppose the drastic revisions to the zoning ordinance being advocated by the Glackin Thomas firm, namely repealing the unit density limitation for multifamily buildings and rezoning residential lots adjacent to the horse show for commercial uses which will allow construction of a large, unsightly parking garage in the heart of Devon.

The attached letter sets forth the actions taken by Ms. Thomas which we consider to be in breach of the contract. We request the Supervisors to direct her and members of the Planning Commission and staff who are supporting these actions to cure the breach, and address only those zoning amendments which derive from the required public input process, were vetted in a transparent manner, and have the consensus support of the community involved, all as required by the contract. The specific contract provisions and actions of Ms. Thomas which are in breach of the contract are set forth in detail in the attached letter.

We are also concerned with statements attributed in the press to Mr. Briggs, while he was zoning officer, and to Mr. Stanish the long serving member of the Planning Commission that the community members who have participated in this process and their concerns are "misguided". We are also concerned with statements they and some Supervisors have made that the input obtained through the contract process and the various meetings can be disregarded because it comes from a limited number of township residents and you are guided by what you perceive as

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best for the entire township. These statements evidence a misunderstanding of both the contract terms and goals and the directive in the Comprehensive Plan from which this project flows, if not outright contempt for these terms.

The contract directs a process to develop first a vision for Devon and then any necessary zoning amendments that are based upon and derived from the public input process. It requires public support and consensus for any such changes. That is also required by the Comprehensive Plan. The point was to insure that the stakeholders and community most effected by any changes would be heard, be part of any solutions and support the outcome.

We have heard statements from members of this board that the township need not be guided by that input, because it comes from a limited number of people. If the input received under the procedures proposed and implemented by Ms. Thomas, and paid for by the taxpayers, is unrepresentative or inadequate, it would be the result of her incompetence or breach of the contract. If the boards think they should be guided by what the township residents at large want, they have no data or facts to base that upon. We would fully support a township wide mailing or survey. Ask our fellow citizens whether they want to repeal the 8-unit limit and replace it with no specific limit that would allow 50 or more units per acre. I would point out that as this project proceeds and more people learn of the drastic proposals being advocated by Ms. Thomas and members of the Planning Commission our numbers are only growing. Residents on Grubbs Mill, Whitehorse, South Leopard, Argyle, Waltham, Millbrooke, Newtown and Conestoga roads have joined with those of us on Dorset, Berkeley, and Devon Boulevard. We have support in Leopard Lake, and Foxwood and the Village of Berwyn.

We request that the Supervisors direct the Glackin firm, Planning Commission, and staff to comply with the contract terms regarding the public input process and to not expend any more funds on conduct which breaches the contract. The township should also demand return of the payments made to the Glackin firm in the period after May 15, 2019 when the public input process was collected for the time spent pressing proposals which clearly violate the public input.

We also request that you direct the release of the "investigation" of Ms. Thomas's potential conflicts of interest which was announced at a meeting of the Devon Task Force last July. To date the township has produced 87 pages which are entirely redacted. You are the leaders of the township. Don't hide behind an objection which can be waived by you. What is in those 87 pages that the citizens and taxpayers cannot see?

Very truly yours,



Joseph C. Kohn

JCK/kw  
Enclosure

cc: Lisa Thomas  
Planning Commission

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