



# TREDYFFRIN TOWNSHIP PLANNING COMMISSION

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Tredyffrin Township Municipal Building ♦ Keene Hall

Thursday – December 20, 2018 – 7:00 pm

### Agenda

#### Call to Order:

**Consideration of Meeting Minutes:** October 18, 2018 meeting (November meeting was canceled)

#### New Business:

**LD-08-2018 “35 & 45 Hollow Road”** (Eric Moe) – Sketch Plan/Land Development application proposing to consolidate two lots to construct one residential dwelling and associated driveway, utility connections, and a stormwater management facility.

- *Application was received on October 31, 2018. Applicant is seeking a variance to permit construction of a single-family dwelling and for the following relief in an R-3 Zoning District: minimum lot area (208-30.A), allowable building coverage (208-30.B), allowable impervious coverage (208-30.C) and disturbance of steep slopes (208-118) from the Zoning Hearing Board at their January 24, 2019 meeting.*

**LD-09-2018 “Berwyn Nails”** (Jaramillo Home Improvement) - Sketch Plan/Land Development application proposing an addition and renovation to the existing building, currently a 2-story building with a Nail Salon on the first floor and an apartment on the second floor. The apartment on the second floor is an existing non-conformity. The applicant is also proposing some site improvements with this project. The building improvements will include increasing the building footprint from 1,160 s.f. to 2,095 s.f. The site improvements include reconfiguration of the parking lot to make the parking spaces meet the current dimensional requirements of the C-1 zoning district.

- *Application was received on November 1, 2018 for sketch plan review. Applicant is seeking a special exception per 208-99B.2 to expand the above apartment use from the Zoning Hearing Board at their January 24, 2019 meeting.*

**LD-07-2018 “1580-1692 Russell Road – Solera Senior Living”** (Alterra Property Group, LLC/Russell Road Partners, LLC) – Preliminary Land Development application; the Property consists of 5.01 gross acres and is located in the C-1 Commercial District. The applicant proposes to redevelop the Property to include the demolition of two existing office buildings and the consolidation of three separate parcels for construction of a three-story 116-unit Assisted Living Facility. The property is presently improved with two multi-story office buildings and associated off-street parking facilities.

- *Preliminary Land Development Application was received on October 16, 2018 - Extension has been granted through **January 18, 2019.***

~ Next Meeting ~

January 17, 2019