

TREDYFFRIN TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 15, 2011
7:00 PM

Members Present - Robert Whalen, Chairman; Libby Brinton; Sean McCauley; J. Thomas Cooper; Robert O'Leary; Tory Snyder; Edward Sweeney

Members Not Present – Michael Broadhurst; Trip Lukens; E.J. Richter – Supervisor Liaison

Staff Present - Mimi Gleason, Township Manager; Stephen Burgo, P.E., Township Engineer; Tom Scott, AICP, Assistant Township Manager; Kate Jones, Community Development Coordinator

Call to order: Chairman Whalen called the meeting to order at 7:02 pm.

Consideration of meeting minutes of August 18, 2011: Mr. O'Leary moved to approve the minutes, seconded by Ms. Brinton. The motion was approved 7-0 by voice vote.

Old Matters:

10-2011 Phoenixville Urgent Care; Phoenixville Hospital: Final Land Development application for site improvements and existing structure renovation at 110 E. Swedesford Road (parcel 43-5M-55) in the SC zoning district.

Mr. Rodney Wilson, the engineer representing the applicant, began a review of the plans last revised on 8/23/2011 and discussed revisions that had been made based of staff recommendations after the applicant's last appearance before the Planning Commission on 8/18/2011. In addition to addressing these recommendations in full, Mr. Wilson added, the applicant added additional light fixtures in all pedestrian areas and an additional stop sign for increased safety.

Mr. O'Leary clarified that the Chester County sewer module and PADEP permit were not complete. Mr. Wilson responded by saying that he would take care of these pending issues. Mr. O'Leary then asked staff how final land development can be approved without everything in place and expressed his concern over setting a precedent for future decisions.

Mr. Burgo responded by stating that this project was atypical in that it was small scale and involved only site improvements. He added that the pending EDU/sewer application was a straightforward exemption and a nonissue.

Mr. McCauley stated that while he appreciated Mr. O'Leary's concerns, he believed that it should be approved with conditions, considering the type of project.

There were no questions from the audience.

Mr. McCauley made a motion for final land development approval subject to the approval of Mr. Burgo, Township Engineer, seconded by Ms. Brinton. The motion carried unanimously by voice vote.

Action: Final land development approved subject to pending Township Engineer approval; plan dated 8/23/2011.

11-2011 Beneficial Bank; WP Devon Associates, L.P.: Preliminary Land Development application for site improvements and construction of a bank branch with drive-through at 821 W. Lancaster Avenue (multiple parcels) in the C1 zoning district.

Mr. Scott gave an update from the last time the applicant appeared before the Commission on 8/18/2011, which included the removal of one drive-through lane and the addition of a pedestrian facility along Conestoga Road.

Ms. Debbie Shulski, Esq., representing the applicant, gave a brief overview of the project and introduced the project engineer: Ron Klos, Bohler Engineering. Mr. Klos reiterated that there would only be two drive-through lanes now, as opposed to the original three. He also addressed staff concern over the parking spaces near the parking lot entrance, stating that the two closest spaces to Route 30 access have been removed and others have been shifted. The outcome is that there will be a larger approach area for right turns into the lot. Mr. Klos continued by adding that pedestrian areas were added along Conestoga Road.

Mr. Scott asked Mr. Klos to review the Traffic Planning and Design, Inc. memo with the Commission that addresses staff requested traffic calculations. A conversation ensued regarding traffic circulation. It was agreed that the pedestrian access plans, revised 9/14/2011, would be sent to the Township's traffic engineer consultant for review.

Mr. O'Leary expressed concern over a lack of a curb line east to Conestoga Road on the plan, as recommended by staff. Engineer is looking to request waiver from curb. He also noted his concern over the proposed pedestrian access as suggested in the memo by Township traffic engineering consultant, Orth-Rogers.

Ms. Snyder asked about the existing basins on the site. Mr. Klos expressed satisfaction in these basins, and Mr. Burgo said that while he has not completed a full review, changes in the sidewalk design have the potential to affect the proposed rain garden.

Mr. Scott asked Mr. Klos to discuss the lighting plan and proposed heights for lighting poles. Mr. Klos responded that the poles would be identical with what exists on the site now.

Mr. Klos also added that that shrubbery is being proposed to act as screen, rather than berms.

Mr. Burgo said that PennDOT and HOP need to be addressed further in terms of inlets.

There were no questions from the audience.

Chairman Whalen polled the Commission regarding preliminary approval with conditions. All said aye, with the exception of Mr. McCauley, who stated that his preference is to wait until the stormwater review was completed by Township staff.

Waivers were requested for the following: Requirement of placement of curb and sidewalk from the East Conestoga Road driveway to the north (partial); Berm requirement; the Showing of all natural features within 300 feet; Completion of shadow analysis; and Landscaping requirement along the eastern property line for the replacement of evergreen with deciduous trees (partial).

Ms. Snyder made a motion to grant preliminary land development approval with the aforementioned waiver requests and subject to the following conditions: Satisfactory review from the Township Engineer regarding the stormwater review and subsequent calculations; Acceptable redesign and review for pedestrian circulation; and Approval of additional signage. If these conditions are not met, the applicant must reapply for preliminary land development approval.

Mr. O'Leary seconded the motion, and it passed 7 – 0.

Action: Preliminary land development approval, subject to conditions; plan dated 9/14/2011.

New Matters:

12-2011 Starbucks Restaurant; WP Devon Associates, L.P.: Final Land Development (revised) application for site improvements and construction of a restaurant and drive-through at 851 W. Lancaster Avenue (parcel 43-11F-227) in the C1 zoning district.

Ms. Debbie Shulski, Esq., representing the applicant, gave a brief update of the plans since last appearing before the Commission with a previous land development application on 3/18/2010 and the sketch plan with revisions on 7/21/2011.

Mr. Shulski asked the Commission to grant the applicant the ability to construct 25' lighting poles. Originally, this applicant had received approval to construct poles of approximately 18' by the Planning Commission on 3/18/2010 for the previous plan. Mr. McCauley stated that the burden falls on the developer who miscalculated the pole size and not on the Township. He then made a motion to deny the request, seconded by Mr. O'Leary. The motion passed 6 – 0, opposed by Mr. Sweeney.

A conversation ensued regarding the pending decision before the Zoning Hearing Board. Mr. Shulski said that the variances to be addressed at the Board meeting on 9/22/2011 included additional outdoor seating and a by-pass lane which would impose on a buffer area.

Commission members asked the applicant to return after the Township Zoning Hearing Board reached a decision.

There were no questions from the audience.

Action: None

07-2011 D'Agostino Builders: Preliminary Land Development for the construction of a new building at 18 Berkley Road (parcel 43-11F-286.1) in proposed C1 zoning district. The proposed use of the three story building will be both retail and residential.

Ms. Wendy McLean, Esq., representing the applicant, gave an update on the project since the applicant's last time before the Commission on 6/16/2011. The proposed zoning map change requested by the applicant had been approved by the Board of Supervisors on 9/19/2011.

Ms. Snyder asked project engineer, Mr. Adam Brower of E.B. Walsh, Inc. about proposed sidewalks. Mr. Brower responded that he would like to work on extending the sidewalk out to Berkley Road and will continue to address pedestrian circulation.

There were no questions from the audience.

Action: None; extension required

13-2011 Capital Health Service – 1456 Lancaster Ave; Sketch Plan for redevelopment of former banquet hall site in the C-1 and R-1 zoning districts as a residential care – assisted living facility (Parcels 43-10J-127 and 43-10J-128.1).

Ms. Denise Yarnoff, Esq., representing the applicant, stated that they were seeking the Commission's opinion on the proposed use of this site as a residential care- assisted living facility.

Gerard Farrell, partner and general counsel of the applicant, Capital Health Group, LLC, gave an overview of the company, which has already met with neighbors of the site regarding its intentions.

Action: None

Other Business:

Review of proposed amendment to the Zoning Ordinance to establish the Trout Creek (TSC) Stormwater Overlay District and to set parameters for permitted uses, area, bulk, height and buffer requirements, and special development regulations within the overlay district.

Township Manager, Mimi Gleason, gave an update on TCS meeting with members of staff and the Planning Commission, and proceeded to go through the revised ordinance. The biggest change, she pointed out, was that the eligibility requirements are now 5 acres for commercial properties and 15 acres for residential properties.

Developer Mr. Joe Duckworth discussed volume requirements set forth in the ordinance. His concern is that there wouldn't be enough water collection in developments to meet bonus

requirements. Mr. Duckworth then discussed potential densities and housing types for proposed developments.

Review of proposed amendment to the Subdivision and Land Development Ordinance to revise the Streets Design Standards regarding sidewalk and pedestrian amenities in establishing the criteria for the requirement to construct sidewalks / pathways and establish a fee in lieu of construction procedure.

Ms. Gleason began the discussion by pointing out the two ordinance options in front of the Commission. These two options, she stated, need to be reviewed again by the Commission before the proposed ordinance goes before the Board of Supervisors for a public hearing on 9/19/2011. The first option showed reduced requirements from the previously proposed drafts, while the second showed a removal of the fee-in-lieu section with the sidewalk requirements on the green routes only.

A conversation began regarding the two draft options, and the Commission decided that it would recommend the streamlined, or second, version. Ms. Snyder suggested that the proposed Green Routes map be expanded before being adopted by Board of Supervisors. The Commission decided to add: Devon Park Drive; Lancaster Avenue (Glenn Avenue to Township Line; Township Line to Grove Avenue); Swedesford Road (650 W. Swedesford to Valley Forge Road); and West Valley Road (Route 202 to Devon Park Drive).

Resident Ms. Pattye Benson then asked the Commission about the necessity of changing the ordinance outside the context of existing land development agreements. Chairman Whalen responded that it is part of the new process of communication between the Board of Supervisors and the Commission.

Ms. Benson then asked what the process would be to have St. Davids Golf Course build sidewalks, as determined by its open land development process with the Township. Ms. Gleason explained the process that would be taken by Township staff if and when the Board of Supervisors acted.

Ms. Brinton made a motion to adjourn the meeting, seconded by Mr. McCauley. The motion passed 7-0 by voice vote, and the meeting adjourned at 11:06 pm.