

TREDYFFRIN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
January 20, 2011  
7:00 PM

**Members Present:**

Libby Brinton  
Michael Broadhurst  
Tom Cooper  
Robert O'Leary  
Edward Sweeney  
Victoria Snyder  
Robert Whalen

**Members Not Present:**

Sean McCauley  
Trip Lukens

**Staff Present:**

Stephen Burgo, P.E. Township Engineer  
Mimi Gleason, Township Manager  
Tom Scott, Assistant Township Manager

Meeting called to order at 7:00 PM

**Election of Planning Commission Officers for 2011**

Robert Whalen was elected chairman and Trip Lukens elected vice chairman for 2011.

**Minutes of 12/16/10 meeting**

Minutes of the 12/16/10 Planning Commission meeting were approved.

**Application #02-2011 Lot Line Change – Country Gate Drive**

Mimi Gleason presented the matter to the Planning Commission, with Tredyffrin Township as the applicant. The proposed lot line change involves Township open space and two residential lots on Country Gate Drive. Access to the open space to be narrowed with strips of the land to be given to the neighbors. The neighbors will give easements to the Township. One neighbor is to get an additional strip of ground to offset the easement area loss to net lot size. The Township is to install a new fence along the access area.

The access runs from the street to the open space – passive recreation field. Mr. Burgo added that easements will be recorded at the same time this plan is recorded.

Upon motion by Mrs. Snyder and second by Mrs. Brinton, the Planning Commission voted to recommend approval of the lot line change to the Board of Supervisors noting that the easements should be recorded at the same time the plan is.

**Application 01-2011 Beneficial Bank – 821 Lancaster Ave (Sketch Plan)**

Debbie Shulski, Esq and Rob Irons from Bohler Engineering presenting for the applicant, WP Realty. The applicant is proposing the construction of a free standing branch bank with drive through lanes in the Devon Village shopping center.

Applicant advised the PC in response to questioning that a wine tasting area is to be added to the Whole Foods super market, that additional signage for the shopping center is to be placed along East Conestoga Road and that they are planning to have a pedestrian facility from the new parking area to Whole Foods. Not sure about a sidewalk along East Conestoga.

Mr. Coyle from Beneficial Bank advised the number of parking spaces they need includes not just the bank use but additional events they would like to conduct for the community including financial classes. He advised that 30% - 40% of the bank's customer site usage would come from the drive through.

Mr. Cooper told the applicant that they should consider moving the site away from Lancaster towards East Conestoga to cut down on the impact it could have on the super market parking.

Mr. Irons admitted to the Planning Commission that the parking design as shown on the plan needs to be improved. Mr. Burgo and Mr. Irons will meet to discuss a better design for the parking and storm water management.

**Application # 03-2010 Phoenixville Hospital Urgent Care – 125 East Swedesford Road (Sketch Plan)**

Greg Davis, Esq presenting the sketch plan for the applicant who is seeking comment from the Planning Commission to pass on to the Zoning Hearing Board for pending variance relief request. Applicant wishes to occupy the free standing building at the Gateway Shopping Center for medical use. The applicant had appeared before the Planning Commission on 12/16/10 to discuss the plan as well.

The applicant explained that the facility would treat patients whom would most likely otherwise visit a hospital emergency room. Estimate seeing 30 walk-in patients a day at the most with eight examination rooms, to be serviced by 22 parking spaces. They anticipate that services provided will be those covered by most medical insurance plans that residents of the area have.

The Planning Commission asked the applicant to consider removal of some of the impervious surface in the parking lot travel lane to minimize the placement of impervious surface they wish to add. After much discussion the applicant indicated they would come up with a plan to remove the same amount of impervious surface coverage as they will add for no net increase (818 sf).

Liz Feinberg, area resident, addressed the applicant and the Planning Commission concerning the need to be aware of the impact the improvements could have on Trout Creek.

The applicant asked the Planning Commission to vote to support their variance application pending before the Zoning Hearing Board. The PC voted to recommend approval of the use variance; approval of the parking variance with the condition that four spaces in the parking lot be reserved for the clinic; approval of the buffer variance provided the applicant will add riparian plantings along Trout Creek with consultation from the Township Staff.

Chairman Whalen called for a break at 9:05; the meeting resumed at 9:10.

### **Discussion of Draft Amendment to the SALDO**

The Board of Supervisors asked the Township Solicitor to prepare a draft amendment to the Subdivision and Land Development Ordinance that would change the Planning Commission's approval authority in land development to advisory; and vest approval authority in the Board of Supervisors. The Board had asked the Planning Commission to discuss the idea.

The Planning Commission identified several issues for the Board to consider:

- The land development review and approval process could take longer with having to schedule time for the two bodies to review applications; this could present difficulties for the mandated 90 day review limit.
- Most municipalities in Pennsylvania vest approval authority with the governing body / Board; as the members of the Board are elected by the public, this puts such authority in the hands of officials accountable to the voters.
- The Board of Supervisors would see an increased work load and longer meetings.

The Planning Commission members discussed what could be the impetus for consideration of such a change at this time and that perhaps a higher degree of interaction between the PC members and the BOS members could achieve a more thorough understanding of concerns. The Planning Commission will continue the discussion at its next meeting.

The meeting adjourned at 10:05 PM.