

**Tredyffrin Township  
Planning Commission Meeting  
Minutes  
May 18, 2000**

The second regular meeting of the Planning Commission for the month of May was held on the above date at the Township Building. Present: Jeffrey C. May, Chairman; J. Thomas Cooper, Janet Colesberry, and Daniel E. Fishbein. Absent: Michael Samuels, Vice-Chairman; Larry Segal, Sean McCauley, Thomas Thiermann. Vacancy: One (1). Also present: Terry Woodman, Assistant Township Manager and Stephen F. Norcini, Assistant Director of Public Works.

Chairman May advised at approximately 7:40 P.M. there was not a quorum present.

**Approval of Minutes**

No action taken.

**CARRY OVER MATTERS:**

**Site Development Plan: Kranzco Realty Trust, a new facade on the former Best/Filene's building at 260 W. Swedesford Road in a C-2 Commercial District. (App. #19-00)**

Ms. Woodman advised this matter had been omitted from the agenda in error. Mr. May advised applicant to proceed.

Mr. Tom Dever of Dever Architects, presented the color palette and samples for Oskar Huber facade. Ms. Colesberry inquired about the stripes proposed at previous meeting? Mr. Dever replied after further review, the stripes were eliminated. Ms. Colesberry asked for an explanation of the color samples and their use on the building. Mr. Dever advised the window casing would be dark brown, and the building between a light brown and warm grey spectrum. Ms. Colesberry asked if the rendering was indicative of the colors to be used? Mr. Dever replied yes. Ms. Colesberry stated her preference with the colors shown in the rendering, and Mr. Dever stated the applicant can agree to that.

Jim Seip of the Montgomery Group, said at the previous meeting the applicant had intended on moving the telecommunicating antenna located on the front of the building to the back or side. He said when he contacted the engineer, he was advised that the location of the antenna is critical to provide the necessary coverage and would affect the operation of their business. Mr. Seip said he will continue to evaluate.

Ms. Colesberry thanked the applicant for bringing the samples to the meeting and reiterated her support of the colors shown in the rendering.

The applicant was advised that the outstanding issues were resolved, and a formal approval would be given at the next Planning Commission meeting based on the concurrence of those members present. The applicant was advised he did not need to be present.

(7:50 P.M.)

Mr. May advised that applicants' #1. Hardin Capital, LLC, #2. Trammell Crow Northeast Metro Development, Inc., and #3. Paoli Village Shoppes were not present this evening.

**4. Subdivision, Record Plan: Valley Creek Associates, 12 lots on 5.752 acres on the south side of West Swedesford Rd. opposite DuPortail Road in the R1/2 Residence District. (App. #11-00)**

Mr. May stated the applicant's Counsel presented this Plan previously. Mr. May said the application is not in compliance with the ordinance and was referred to the Planning Commission Solicitor. He continuing saying that a memorandum from Ms. Woodman summarizing the Solicitor's comments, outlined the noncompliance issues, and the recommendation of the Solicitor is to deny the application.

Ms. Woodman said she will prepare a memorandum to the Board of Supervisors based on the Solicitor's recommendations and concurrence of the Planning Commission members present.

Mr. Craig, representing #5. Vertex, Inc. asked to be heard last.

(7:52 P.M.)

**NEW MATTERS:**

Ms. Woodman advised that #2. AT&T would not be present.

**1. Subdivision, Sketch Plan: Diamond Development, 5 lots on acres at 311 Berwyn-Baptist Road [corner of Berwyn-Baptist and Contention Lane] in an R-1 Residence District. (App. #22-00)**

Mr. Ted Babiy, Diamond Development, presented the sketch plan saying this is a 4.9 acre site, in a R-1 zoning. Mr. Babiy advised there is an existing house on the property, which is in good shape and is currently on the market.

Ms. Woodman asked what style of homes are proposed? Mr. Babiy replied there are no specific plans, but anticipates the traditional two-story colonial. Mr. Fishbein asked if this will be compatible with the existing home? Mr. Babiy, said yes, a stone facade, "Cape Cod" style, is anticipated.

Ms. Colesberry inquired if the adjacent properties located in Easttown Township were all residential? Mr. Babiy said yes, and gave a brief description of the adjacent properties. Ms. Colesberry asked about the driveways and their proximity to those properties? Mr. Babiy said he was not sure, but believed there were two on Berwyn/Baptist Road.

Mr. May expressed his concerns about the driveways and their egress. Discussion of driveway locations and options. Mr. Babiy said there are no specific plans for the driveways, and the driveways can be designed to address the Township concerns.

Ms. Colesberry commented that the site contains a lot of trees, and if they are proposing to remove any? Mr. Babiy said at this point it is not determined which trees may be removed, but plans on leaving as many trees as possible.

Ms. Woodman asked if there is public water and public sewer available to these lots? Mr. Babiy replied, yes, and he is waiting to hear from the water company.

Mr. Fishbein said he had no problems with the sketch plan, and Mr. May concurred. Ms. Woodman asked about the concrete fish pond, would that remain, and be stocked? Mr. Babiy said this structure is 70 years old, as are the other existing structures, barbeque and picnic area, that have not been used in 30 to 40 years nor maintained and they can be removed if the Township has concerns.

Mr. May recommended that the applicant proceed.

(8:03 P.M)

**3. Site Development Plan: Matt Vegari, M.D. demolition of a former gas station building on the western corn of the intersection of Lancaster Ave. and Berkley Rd. in a C-1 Commercial District. (App. #24-00)**

Dr. Matt Vegari advised the Commission he had received the Zoning Variance needed to proceed. He summarized his proposal to remove the existing gas station, provide for landscaping, extend the sidewalk, and construction of a pavilion with seating, and a sign.

Mr. Fishbein asked about the sign proposed and Mr. May asked if this was replacing an existing sign? Dr. Vegari said this is an additional sign. Mr. May said he did not see the need for two signs and asked Ms. Woodman about the setback for the proposed sign. Discussion that the sign is proposed too close to Berkely Road and may be in the right-of-way.

Mr. Cooper asked if there were underground tanks on site? Dr. Vegari replied, no, and explained that the site had been cleaned up.

Mr. Norcini asked if the existing sidewalk matches the proposed sidewalk, as it appears to be narrower? Dr. Vegari said they are the same.

Mr. May said the pavilion is shown 19'2" base, then a two-foot high sidewalk, the structure will be almost 22 feet above street level and asked what lighting is proposed? Dr. Vegari advised that lighting for structure and sign are proposed, but will be low wattage and indirect lighting.

Ms. Colesberry asked if pedestrian traffic will use the structure? Dr. Vegari said he expects so, will include a small garden, a place to sit, because a bus stop is located there. Ms. Woodman said this structure is much more than a bus shelter and will need to be moved back to meet the setback requirements. Dr. Vegari asked for an explanation, and replied would not be a problem to move back.

Mr. May told Dr. Vegari he appreciates the efforts he has made in cleaning up the corner, but he is not happy with a six foot by 12 foot wall sign, especially if the sign lighting is comparable to the parking lot lighting which is too brilliant and asked that it be done more tastefully.

Ms. Colesberry asked for an explanation of the lighting for the pavilion? Dr. Vegari said shadow lighting would be used.

Mr. Norcini asked about the height of the yews proposed in the garden and concerns for traffic visibility? Dr. Vegari and Mr. May advised between 12 and 15 inches.

Dr. Vegari asked if he could proceed? Mr. May replied that a quorum was not present, so no action would be taken. He advised Dr. Vegari to address the concerns of the sign, elevation and setback issue for the pavilion and return with revised plans. Mr. Fishbein concurred with Mr. May, and said he also is concerned with the size of the sign and elevation issue. He continued saying Dr. Vegari's plan, overall is good, and with the minor changes discussed this evening he would support.

(8:23 P.M.)

**4. Site Development Plan: AZCO Partners, one additional drive-thru teller lane and window at the free standing credit union building at the Gateway Shopping Center in a SC - Shopping Center District. (App#25-00)**

James Ettelson, Duane, Morris & Heckscher LLP, representing applicant explained the need for an additional teller bay for Telco Bank to minimize the traffic congestion that currently exists, especially on the weekend. Mr. Ettelson, introduced Jack Garvey as the Site Manager for Gateway Shopping Center. Mr. Ettelson explained they have two plans to present, a site plan and a partial plot plan. He said applicant proposes to create a 10-foot wide lane for the additional teller bay, and also a nine foot extended overhang. Mr. Ettelson said there is ample clearance for the overhang.

Mr. Fishbein asked for clarification on the entry and the configuration of traffic and egress into the shopping center aisle. After explanation of traffic pattern, Mr. Ettelson said the problem is the entry into the teller bay not the exiting.

Mr. May inquired about the approach on the South side, the concrete island being extended to allow for the second lane? Mr. Garvey presented pictures of the bank to the Commission showing the concrete island, and there was further discussion of traffic patterns.

Ms. Colesberry advised applicant that a Site Plan would be more helpful.

Mr. May stated his concerns reducing the roadway from 30 feet to 25 feet. Mr. Ettelson replied that if traffic is backing up, the width is not an issue. Mr. May replied the applicant is proposing to reduce a roadway that is already congested, when more space is needed. He continued saying that a Penn DOT application may be required, as he believes this is in their right-of-way and asked that Mr. Ettelson re-evaluate to keep the width the same. Mr. May said that the radius needs to be shown to insure it meets the required traffic standards and asked that the applicant return with engineering details, and a plan to maintain the width of the roadway.

**CARRY OVER MATTERS:**

(8:45 P.M.)

**5. Land Development, Preliminary Plan: Vertex, Inc., demolition of an existing building and construction of a new 60,000 sq. ft. building at 1001 Old Cassatt Road in a C-2 Commercial District. (App. #12-00)**

Mr. Craig Hough, representing applicant, advised that all engineering issues have been addressed and they were present this evening to ask for preliminary approval. He said another meeting was held for the adjacent residents, only one resident attended, all residents have been sent drawings of the proposed landscaping.

For the benefit of the audience, Mr. Hough gave a brief history of the proposed development and the issues outstanding, that have been addressed.

Ms. Woodman asked for an explanation of the stormwater drainage into the Township park. Mr. Brett McKay, Chester Valley Engineers, explained that he had met with Mr. Bryant, Township Engineer/Director of Public Works, and Mr. Norcini and discussed the proposed stormwater route into a swale on Lewis A. D'Ambrosio (L.A.D.) park property in exchange for rebuilding and resurfacing the existing tennis courts. Mr. McKay said the applicant has agreed to this as condition for approval, and will obtain an easement from the Board of Supervisors upon their approval.

Mr. May asked Mr. Norcini if this concluded all the easement issues? Mr. Norcini said staff will recommend approval to the Planning Commission of Preliminary Plan approval, based upon successful resolution of the engineering comments and easement agreement. Mr. May advised that without a quorum no action could be taken.

(8:53 P.M.)

**GENERAL DISCUSSION**

Mr. May explained the status of the Paoli Transportation Planning Committee. He said that the Zoning language for Tredyffrin and Willistown Townships was presented, and expressed the importance of moving forward to the next stage of planning. Mr. May said he would like input from the other Commission members, and asked they be contacted. Ms. Woodman said she will

contact Mr. Norman Day to see when it will be available for presentation to the Planning Commission.

The meeting was concluded at approximately 8:55 P.M.  
Respectfully Submitted,

Patricia Maier, Recording Secretary