

**Tredyffrin Township
Planning Commission Meeting Minutes
May 15, 2003**

The regular meeting of the Planning Commission was held on May 15, 2003 at the Tredyffrin Township Municipal Building. Members present included: Robert J. O'Leary, Chairman, Sean McCauley, Michael Samuels, J. Thomas Cooper, Libby Brinton, John Schultz, Guy Ciarrocchi and Victoria Snyder.

Members absent: Larry Segal, Vice Chairman.

Also present: Joseph A. Janasik, Township Manager, William J. Bryant, P.E., Township Engineer/Director of Public Works and Mimi Gleason, Assistant Township Manager.

Call to Order:

Chairman O'Leary called the meeting to order at 7:38 PM.

Approval of Minutes:

Motion made by Chairman O'Leary, seconded by Mr. Cooper, and carried unanimously to approve the April 3, 2003 workshop meeting minutes, April 17, 2003 regular meeting minutes and May 1, 2003 workshop meeting minutes.

Carryover Matters:

1. Final Land Development (Amended): Malvern Federal Savings Bank; Proposal to change the facade of the bank branch and office buildings at the southeast corner of Route 30 and Darby Road in the SPDD Special Paoli Development District (*App.#06-02*).

Gerard M. McTear, Jr., appearing on behalf of the applicant, said Malvern Federal secured the services of another architect that came up with a concept they felt was in keeping with the Paoli area.

The proposed materials to be used for the design facade of the bank branch and office building will be stone and stucco instead of all stucco. The building footprint and walkway are the same and the only change is the stone feature for the facade.

Action: Motion made by Chairman O'Leary, seconded by Mr. McCauley and carried unanimously to approve the proposal to change the bank branch and office building facade per the rendering done by Bernardon, Haber & Holloway, Architects, P.C. relative to the above referenced land development plan.

2. Preliminary Subdivision Plan: The Althouse Tract; Proposal to consolidate two lots of 36.6 total acres and re-subdivide into nineteen (19) lots for single family dwellings at the east side of North Valley Road at the railroad overpass in the R-1 Residence District (*App. #28-02*).

Joseph P. Ryan, Esquire, representing the applicant, explained the changes made to the preliminary plan that reflect the new intersection with North Valley Road as well as comments from Arro Consulting, Inc. and Township Staff.

Brett H. MacKay, RLA, representing the applicant, explained the stormwater management plan design.

Mr. MacKay said Traffic Planning and Design performed a traffic analysis to look at the intersection and

several alternatives were evaluated to determine the best location. Mr. MacKay explained that they are keeping the entranceway near the railroad on North Valley Road instead of moving it further south as recommended by Township Staff because, due to the curve in the road, sight distance diminishes as you move away from the bridge.

There was some discussion between Commission members and the applicant about the acceleration lane design.

Ms. Snyder inquired about the depth to width ratio for Lots 4 and 5. The applicant is requesting a waiver for the depth to width ratio for these lots.

Mr. Cooper questioned if the access easement to the trail is restricted.

The applicant will submit final plans that address items contained in the letter to the Open Land Conservancy dated, May 13, 2003, after they receive preliminary plan approval by the Planning Commission.

Action: None.

1. Preliminary Land Development: **Wendy's Old Fashioned Hamburgers of New York, Inc.**; Proposal to construct a 3,084 square foot Wendy's restaurant including a drive-thru located at the Valley Fair Shopping Center on the south side of Swedesford Road in the C-2 Commercial District (*App. #05-03*).

Denise R. Yarnoff, Esquire, representing the applicant, said the issues raised by Arro Consulting, Inc. have been adequately resolved and the applicant is seeking final approval of the plan.

Mr. Bryant mentioned the Traffic Committee reviewed the final plan and they do not have any additional comments.

Action: Motion made by Chairman O'Leary, seconded by Mr. Ciarrocchi and carried unanimously to approve plan prepared by Chester Valley Engineers, dated February 6, 2003, last revised May 14, 2003.

The Planning Commission also approved the following three (3) waivers from the Subdivision and Land Development Ordinance:

- From providing a shadow analysis.
- From providing a signature block for the Planning Commission on the landscaping plan.
- From providing a landscaped earthen berm, fence, or wall between the parking areas and the street line.

4. Site Plan Review: **David D'Agostino**; Proposal to construct a seven (7) space parking lot for the office located at 319 Conestoga Road in the C-1 Commercial District (*App. #06-03*).

The applicant was not present this evening.

Ms. Gleason stated the applicant's modified stormwater management plan has been reviewed by the engineering department and it is acceptable.

Action: Motion made by Chairman O'Leary, seconded by Mr. Cooper and carried unanimously to approve plan prepared by Edward B. Walsh & Associates, Inc., dated September 3, 2002,

last revised April 21, 2003.

5. Site Plan Review: Toppers Spa Salon; Proposal to re-stripe existing fifteen (15) parking spaces; demolish existing house; construct new access driveway and fourteen (14) new parking spaces at 745 Lancaster Avenue and 304 East Conestoga Road in the C-1 Commercial District (*App. #09-03*).

This applicant was not present this evening, therefore this application was not heard.

6. Preliminary/Final Subdivision Plan: Forcine Concrete; Proposal to consolidate Parcel #43-3-40 and Parcel #43-3-39 at 2403 Yellow Springs Road in the C-2 Commercial District (*App. #13-03*).

AND

7. Preliminary Land Development: Forcine Concrete; Proposal to demolish the existing dwelling and garage; remove asphalt paving; construct a two-story 8,200 square foot office building addition with parking at 2403 Yellow Springs Road in the C-2 Commercial District (*App. #14-03*).

This applicant was not present this evening, therefore this application was not heard.

Action: None.

8. Preliminary/Final Subdivision Plan: Arthur Blumenthal; Proposal to change the lot lines of a 23.7 acre tract involving Parcel #43-4-128 and Parcel #43-4-128.1 at 1200 North Valley Road in the R-½ Residence District (*App. #15-03*).

Mr. Arthur Blumenthal, the applicant, was present to seek final approval of the plan. The applicant submitted a revised plan that address all the comments made by the Township Engineer, Arro Consulting, Inc., and the Chester County Planning Commission.

Action: Motion made by Chairman O’Leary, seconded by Mr. McCauley and carried unanimously to recommend to the Board of Supervisors the subdivision plan prepared by Yerkes Associates, Inc., dated March 25, 2003, most recently revised May 8, 2003, subject to:

- < Working out an easement or dedication of land for future intersection widening at North Valley Road and on Swedesford Road with the Township Engineer prior to the Board of Supervisors’ meeting on June 16th.

The Planning Commission also recommended approval of the waiver for the width to depth ratio of Lot 2 [§181-44.F].

New Matters:

1. Site Plan Review (Amended): Wawa, Inc.; Proposal to remove the Route 30 access point and create two new access points onto Spring Avenue; demolish two buildings and replace these areas with associated parking in the SPDD Special Paoli Development District (*App. 17-03*).

William Reardon, engineer for the project, said the applicant received Planning Commission approval two years ago and is now requesting amended site plan review for additional improvements to the internal circulation and access points for the property. Mr. Reardon provided an overview of the proposed improvements to the site which include:

- Removal of the entranceway along Route 30.
- Two new access points onto Spring Avenue.

- Demolition of two buildings at Spring Street and Route 30 which will be replaced with associated parking.
- Route 30 corridor streetscape design improvements.

The applicant has agreed to make the following revisions to the plan as requested by the Planning Commission:

- To install six inch brick sidewalk pavers for the street scape design instead of the proposed five inch brick pavers in the new section of the site.
- Move the sidewalk back to enable the installation of the standard street lights in the brick paver area.
- Relocate the proposed light fixture to the landscaped brick paver area on Circular Drive.
- Replace existing streetlights on Route 30 with models from the streetscape guidelines.

Commission members and Township Staff asked the applicant to change the mountable curb shown on the plan adjacent to the parking area along Spring Street. The applicant was advised that this portion of the curb must be conventional. Mr. Reardon replied, the mountable curb is shown in this area to alleviate any maintenance to the curb due to truck turning movements that might occur. Mr. Bryant said the area between the two driveways is a sidewalk where pedestrians will walk and therefore it is not safe to have a mountable curb. He offered a suggestion to widen the road.

Chairman O’Leary requested a detailed lighting plan to show the location of the proposed exterior lighting and their intensity. The applicant agreed to do this. There was a lengthy discussion between Commission members and the applicant about the proposed number of signs.

Denise R. Yarnoff, Esquire, representing the applicant, said the two freestanding signs and one monument sign comply with the Zoning Ordinance. She said because of the unusual property layout and multiple frontages they could request two additional signs and still comply with the Ordinance.

After Planning Commission members questioned the need for the monument sign, Ms. Yarnoff and Gregory T. Harvey from Wawa explained it is important because the existing entrance on Route 30 is being relocated to Spring Street. Customers used to that layout will need advanced warning of the changes. Also, as the trees planted along Route 30 grow, they may block views of the freestanding signs but the shorter monument sign will still be visible. Mr. Harvey feels Wawa has made significant changes to come to a compromise and losing the ground sign will severely impact their business.

Mr. Janasik suggested the applicant wait until the project is complete and then decide if additional signs are needed.

Chairman O’Leary noted the plan is a vast improvement over what is there, however, the 15 foot monument sign is excessive. From a safety aspect, closing the existing entrance on Route 30 is ideal because it is not a safe situation. He described how the Wawa facility will stand out when the two buildings on Lancaster Avenue and Spring Street are demolished. Also, if the hazardous entrance on Route 30 is eliminated, this should enhance and increase Wawa’s business.

Ms. Yarnoff said they will obtain information to support why they feel multiple signs are necessary for this facility and submit this information for Planning Commission review by the next meeting.

Mr. Bryant said the Traffic Code already prohibits parking on the east side of Spring Street from Lancaster Avenue to 400 feet south. He said Wawa’s request to prohibit parking on the west side will be discussed at the next Traffic Committee meeting.

Action: None.

2. Sketch Plan: **Devon Hill Motors**; Proposal to construct additional parking storage and parking

spaces to improve access and internal circulation at 20 Lancaster Avenue in the C-1 Commercial District (*App. #18-03*).

Denise R. Yarnoff, Esquire, representing the applicant, said Devon Hill Motors is consolidating a number of smaller parcels into three larger ones that will be used for parking storage for dealership inventory and additional parking for employees and customers.

Ms. Yarnoff explained that Devon Hill Motors is asking the Township to vacate a portion of Chestnut Street and Lehigh Avenue. That property would be incorporated into the plan so that new car deliveries can be performed entirely on-site to keep traffic off residential properties which has been an ongoing issue with the car dealership.

Mr. Michael Gunning, President of Devon Hill Motors, provided an overview of the proposed changes to the site which include:

- Sidewalk to be installed along Route 30.
- The driveway on Route 30 will be moved to a better location to improve sight distance.
- Additional parking for employees and customers will be added and parking storage will be brought on-site.
- The existing bank building entrance will be closed.
- A cul-de-sac will be designed for the Chestnut Avenue property.
- Buildings will be demolished in order to make room for parking for the office building at 80 West Lancaster Avenue.
- Tractor trailers will use the Lehigh Avenue entrance for deliveries.
- Rear facade of the office building will be cleaned up.
- Lighting will be provided and a security fence installed to surround the facility.

Chairman O'Leary made a suggestion to close the cul-de-sac on parcel three to prevent access into the office building parking lot so that commercial traffic will be forced onto Route 30. Mr. Bryant mentioned that this might be a problem for south bound vehicles and it could force traffic onto Grove Avenue.

Chairman O'Leary asked if the green space on the south portion of the lot will be traded to the Township for a park in exchange for vacating the roads. The applicant responded, yes. However, this area will need to be grandfathered into their open space for impervious calculations. The applicant also agreed to create a landscape buffer along the park side.

Ms. Snyder asked if parcel three will function on its own. She said the circulation pattern to get to parcel three will need improvement because the lot design is not appropriate for an office building. Ms. Yarnoff responded, parcel three will stand on its own and there is not another way to design the lot because the front entrance goes through a parking area. Ms. Snyder feels there should be an overall hierarchy of circulation to get to parcel three and the applicant should consider a new design. She suggested they create an unloaded internal driveway to extend to parcel three.

The applicant agreed to provide the standard Route 30 Corridor streetscape amenities as requested by the Planning Commission, however, they will need to look into what impact the streetscape light fixtures will have on their existing lights in the car storage lot. In addition, the applicant agreed to extend the streetscape along their adjacent property down to the Township boundary.

Action: None.

F. ADJOURNMENT

The meeting adjourned at approximately 9:50 PM.

Respectfully Submitted,

Joan Gallo, Recording Secretary

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