

**Tredyffrin Township
Planning Commission Workshop Meeting Minutes
July 17, 2003**

A workshop meeting of the Planning Commission was held on July 17, 2003, at the Tredyffrin Township Building. Members present included: Robert J. O'Leary, Chairman, Sean N. McCauley, Libby Brinton, Guy Ciarrocchi and John Schultz.

Members absent: J. Thomas Cooper, Michael Samuels and Victoria Snyder.

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

The following topics were discussed from a conceptual and design perspective. No action was taken on any item listed below:

1. Preliminary Subdivision Plan: The Althouse Tract; Proposal to consolidate two lots of 36.6 total acres and re-subdivide into seventeen (17) 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*).
 - The applicant submitted a revised plan and will address all of the comments contained in the Arro Consulting, Inc. review letter dated June 12, 2003.
 - The applicant agreed to address the items contained in the sanitary sewer review letter by Steve Norcini, dated July 8, 2003.
 - The EAC reviewed the revised plan on July 8th and gave their recommendation.
 - The applicant is requesting the following waivers from the Subdivision and Land Development Ordinance:
 - Shadow Analysis requirement.
 - Lot Dimensions (Lots 6,14,15 and 16 do not meet the minimum 1:1 lot width to depth ratio).
 - Easement Width (20' wide driveable easement to the detention basins instead of the required 25' width).
 - Steep Slope Disturbance (This section permits the Planning Commission to relax the restriction of no more than 30% of the steep slope on an individual lot being disturbed. This applies to Lots 6,7,9,10, 12 and 13.).
 - The applicant agreed to install fence along with landscape buffer around the retaining wall in the stormwater basin to provide additional protection.
 - There was a general consensus between Commission members and Township Staff to wait until outstanding issues are addressed and the Arro Consulting, Inc. review comments and a traffic analysis from Orth-Rogers are received before granting preliminary approval.
2. 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*).

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

3. Preliminary Subdivision Plan: Thomas F. Horgan; Proposal for 2-lot subdivision at 916 Upper Gulph Road in the R-4 Residence District (*App. #20-03*).

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

4. Site Plan: Richard H. Berman; Proposal to convert a residence into a dentist's office at 36 Berkley Road in the C-1 Commercial District (*App.#21-03*).
 - The applicant proposed a better defined parking lot exit and entrance from Berkley Road by adding curb and lawn area.
 - The applicant is proposing to replace the existing sign with a new one. The new sign will need to comply with ordinance requirements.
 - The applicant spoke with the manager of Home Properties and informed them they own the chain link fence that is behind his property on Avon Road. Home Properties is in the process of developing plans for their community center. Now that they are aware that this area is part of their property they will plan to include it as part of the development for the main entranceway.

Adjournment:

The meeting adjourned at 7:30 PM

Respectfully Submitted,

Joan Gallo
Recording Secretary

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