

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

---

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

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

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

**CALL TO ORDER:**

Chairman O'Leary called the meeting to order at 7:41 PM.

There was a moment of silence to remember fellow Commission member, Peter Pompetti, who died recently.

**APPROVAL OF MINUTES:**

Motion made by Chairman O'Leary, seconded by Mr. McCauley, and carried unanimously to approve the June 19, 2003 workshop and regular meeting minutes.

**ANNOUNCEMENTS:**

The Planning Commission is developing a policy for installing sidewalk and would like input and suggestions from residents about where sidewalk should be installed throughout the Township. Chairman O'Leary said he is in the process of updating a contact list for Homeowner and Civic Associations in the Township. He asked the audience to let him know if they have information to add to the list.

Chairman O'Leary announced that Vice Chairman, Larry Segal resigned from the Planning Commission due to business commitments.

**ELECTION OF PLANNING COMMISSION VICE CHAIR:**

Chairman O'Leary asked for nominations for Vice Chairman. There was one nomination. Ms. Brinton nominated Mr. McCauley, seconded by Mr. Schultz. Hearing no other nominations, the vote was unanimous to elect Mr. McCauley as Vice Chairman of the Planning Commission for the year 2003.

**CARRYOVER MATTERS:**

1. 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*).

Dr. Richard Berman, the applicant, submitted a revised plan which include changes as requested by the Planning Commission. The existing shed will be removed and replaced with a new shed to be relocated to the side of the building. The applicant proposed a better defined parking lot exit and entrance from Berkley Road by adding curb and landscape area.

**Action:** Motion made by Chairman O'Leary, seconded by Mr. McCauley, and carried unanimously to approve the above referenced plan prepared by Jeffrey P. Turner, dated May 29, 2003, last revised July 7, 2003 and landscaping plan (LP.1 and LP.2) submitted on July 17, 2003.

6681

2. Final Land Development Plan (Amended): Sunrise Realty Associates; Nectar (formerly My Wei) Restaurant; Proposal to change the facade of the new restaurant at 1091 Lancaster Avenue in a C-1 Commercial District (*App. #07-02*).

Mr. Joseph Hense, representing the applicant, displayed the original version of the front elevation along with the revised plan. He said the footprint has not changed. The proposed facade of the restaurant will predominately consist of cultured stone with a change to a more contemporary look.

**Action:** Motion made by Chairman O’Leary, seconded by Mr. Ciarrocchi and carried unanimously to approve the plan prepared by Lance R. Kraemer Associates, P.C. , dated November 20, 2002, revised April 14, 2003.

3. 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*).

Chairman O’Leary announced that based on the discussion at the workshop session this evening and since the Township has not received further reviews from Arro Consulting and Orth Rodgers, the applicant has agreed to submit a 30-day extension for the Township to act on their subdivision plan as requested by the Planning Commission.

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

Joel DeFreytus, P.E., representing the applicant, said they met with community members as suggested by the Planning Commission. He said the neighbors are opposed to any changes to Fairview Avenue. The applicant submitted a revised plan which reduces the subdivision to two lots to build a twin. The single family dwelling presented on the original three-lot plan is removed which enables the twin house to be set back further from Upper Gulph Road. The applicant will present their application to the Zoning Hearing Board for a special exception to authorize the twin on July 31<sup>st</sup> .

Mr. McVey of Henry Avenue said he is pleased that the applicant met with the neighbors and supports the changes to the plan. However, does not want to see Fairview Avenue widened because it could encourage speeding traffic and illegal parking. Mr. McVey was also deeply concerned about children’s safety.

In response to Mr. McVey’s suggestions to the Planning Commission about safety concerns, Mr. Ciarrocchi was compelled to say that safety is a paramount issue and resident comments are always taken into consideration by the Planning Commission.

Mr. Bryant said if Fairview Avenue is widened, it would improve access for snow plowing and emergency vehicles. Mr. Janasik added the parking on Fairview Avenue can be restricted legally.

Mr. Bryant said the Traffic Committee reviewed the plan and does not see a problem if Fairview Avenue is widened.

Chairman O’Leary said traffic conditions have changed significantly on Upper Gulph Road and cars traveling eastbound making a left turn into their driveway run the risk of being rear ended.

**6682**

The Planning Commission noticed the driveway design on the plan presented this evening is different from the most recent revised plan. Mr. DeFreytus responded, yes. Mr. Bryant said the new plan will need to be

sent to Arro for another review because their review dated July 17, 2003 is based on three lots.

**Action:** Motion made by Chairman O’Leary, seconded by Mr. McCauley to recommend that the Zoning Hearing Board approve the special exception for a twin house.

**NEW MATTERS:**

1. Preliminary/Final Subdivision: **Estate of A.J. Drexel Paul, Jr.;** Proposal for a four (4) lot subdivision at 1257 Upper Gulph Road in the R-1 Residential District (*App.#23-03*).

Mr. William C. Wermuth, representing the applicant, said the purpose of this subdivision is to create a separate lot for each of the three existing residential dwellings including an open space lot so that the estate can be equitably divided. The owners will live on each lot which will be served by a common driveway. Lot 1 is served by public sewer. The plan provides for easements on lots 2 and 3 should the need for connection to the public sewer arise. No new development is proposed.

The applicant is requesting the following waivers as required by the Subdivision and Land Development Ordinance:

- §181-44.B - (Open space) Lot 4 is proposed not to contain 20 feet of frontage on a street.
- §181-44.E - Lots 2,3 and 4 are interior lots, exceeding the maximum of two lots in depth from the street.

Lot 4 is a 5 ½ acre open space lot and will be deed restricted against any future development. Mr. Janasik noted that it will be a land locked parcel under this subdivision plan.

Mr. Wermuth went on to say they received the Township sanitary sewer review and the applicant is willing to grant the Township an easement for any additional sewer lines.

Mr. Bryant provided the applicant a copy of Arro’s review letter which was received today.

2. Conditional Use: **Brandolini Property Management, Inc.;** Proposal to authorize as a conditional use a sports medicine facility at 30 South Valley Road in the SPDD Special Paoli Development District (*App.#24-03/CU #69*).

Mr. McCauley had to recuse himself from this application because of an ownership interest in this property.

Ms. Ann Kirkpatrick, representing the applicant, said when applying for a permit for construction for the sports medicine facility they were told that the SPDD District does not provide for this specific use by right. It is allowed as a conditional use.

The Planning Commission inquired about the parking and if it met code requirements. Ms. Kirkpatrick stated the building does meet code requirements. The applicant has the ability to add additional parking should the Township require it and agreed to provide three handicap spaces if necessary.

**Action:** Motion made by Chairman O’Leary, seconded by Mr. Ciarrocchi and carried unanimously to recommend approval for a conditional use (*App.#24-03/CU#69*) to allow a sports medicine facility located at 30 South Valley Road.

**6683**

3. Preliminary/Final Subdivision: **Wawa, Inc.;** Proposal to consolidate two lots at Route 30 and Spring Street in the SPDD Special Paoli Development District (*App.#25-03*).

Denise R. Yarnoff, Esquire, representing the applicant, said the applicant is seeking recommendation to the Board for a reverse subdivision. Ms. Yarnoff noted Wawa recently met with Township Staff to discuss stormwater management. The intention is to purchase the building and consolidate the entire lot into one parcel when Wawa's lease expires. Mr. Bryant requested that the lots lines being deleted are highlighted to clarify the area of consolidation on the plan. The applicant agreed to do this.

Mr. Janasik said the Board amended the traffic ordinance at their last meeting for "no parking" on Spring Street.

**Action:** Motion made by Chairman O'Leary, seconded by Mr. McCauley to recommend approval to the Board of Supervisors of the lot consolidation plan prepared by Bohler Engineering, dated July 9, 2003, with the condition the applicant submit revised plans that highlight the lot lines to be deleted.

4. Special Site Plan Review: Zinman Furs; Proposal to change the facade of the Gateway Shopping Center store in the SC Shopping Center District (*App.#26-03*).

Mr. John Krause, representing the applicant, presented design concept drawings of the proposed alterations to the Zinman Furs' store at the Gateway Plaza Shopping Center. Mr. Krause distributed drawings that show existing conditions and the proposed plan improvements. There are no structural changes to the interior, only cosmetic, and the canopy design will remain the same size. New windows will be installed and mounted logo signs will be attached to the stone wall.

Mr. Janasik made reference to the section of the zoning ordinance relative to signs. He said the background is also allocated and shared with the entire building including the store above. However, Planning Commission approval does not involve signage.

**Action:** Motion made by Chairman O'Leary, seconded by Mr. McCauley to approve the above referenced plan, dated February 26, 2003.

### **ADJOURNMENT**

The meeting adjourned at approximately 9:10 PM.

Respectfully Submitted,

Joan Gallo, Recording Secretary