

**Tredyffrin Township  
Planning Commission Workshop Meeting Minutes  
August 21, 2003**

---

A workshop meeting of the Planning Commission was held on August 21, 2003, at the Tredyffrin Township Building. Members present included: Robert J. O'Leary, Chairman, Sean N. McCauley, Vice Chairman, Libby Brinton, Guy Ciarrocchi and Victoria Snyder.

Members absent: J. Thomas Cooper, Michael Samuels and John Schultz.

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 individual grading plans for the lots where more than 30% grading is proposed. The applicant's engineer explained the revisions made to reduce the disturbance to the steep slopes and comply with Township requirements to eliminate or minimize the waiver request. An alternative grading plan layout for Lots 7, 9, 12 & 13 is proposed and Lots 6 and 10 are removed from the waiver request.
  - The applicant agreed to install fence along with landscape buffer around the retaining wall in the stormwater basin to provide additional protection.
  - The applicant will provide curb along the deceleration lane on North Valley Road.
  - Orth-Rogers made the following recommendations in their letter dated August 20, 2003:
    - Driveway be relocated to the south approximately 70 feet to achieve the required sight distance.
    - Right-turn auxiliary lane entering the site should be developed to provide the maximum deceleration possible within the site frontage.
    - Township to install a run-around lane in order to facilitate left-turns entering the site, permitting southbound North Valley Road traffic to bypass left turning vehicles waiting to enter the site.
    - Township to consider an emergency access to the back of the cul-de-sac given the length of the cul-de-sac (2290 feet).
  - The applicant agreed to work out the traffic issues before submission of the final plans.
2. 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*).
  - The applicant agreed to provide a note on the plan to include a condition to maintain the landscaping on Spring Street of a height no greater than two feet because of the proximity to Lancaster Avenue and sight distance issue of the driveways.
  - The plant material should be 24" instead of the proposed 12" to comply with code requirements.

3. **Sketch Plan: Islamic Society of Greater Valley Forge**; Proposal to construct a 200 seat worship hall with associated parking at 958 Valley Forge Road in the R-1 Residence District (*App.#19-03*).
  - The applicant submitted a revised plan showing additional parking, an area reserved for future parking and reduced building size.
  - The applicant is seeking approval from the Zoning Hearing Board to extend the special exception for a place of worship and a variance from the required impervious coverage.
  - The R-1 zoning regulations for non-dwelling use allow for an increase in impervious surface up to 30% in return for improved stormwater management of existing runoff. The applicant is proposing 19% and could receive a bonus from the Planning Commission instead of asking for a variance from the Zoning Hearing Board.
  - The applicant will need to check the stormwater management plan details to determine whether they are fully controlling for all current stormwater runoff.
  
4. **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 is strongly opposed to widening the road and will need to go back to the original 3-lot plan if the Commission requests a driveway access off Fairview Avenue. The applicant mentioned cars visiting the Barber shop will park and block this area.
  - Because of concern about the proximity of the proposed driveway on Upper Gulph Road to the intersection at Radnor Road, the Commission suggested widening Fairview Avenue and make it two-way down to the driveway, or making the driveway on Upper Gulph Road closer to Fairview Avenue.
  
5. **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 Residence District (*App.#23-03*).
  - The applicant was not present.
  - There was some discussion about changing lot lines so Lot 4 would not be landlocked.

## **DISCUSSION:**

### **Sidewalks - Amendments to the Subdivision and Land Development Ordinance**

- The Planning Commission initially was going to institute a committee to develop a survey to determine guidelines for sidewalk improvements and where they should be installed. Instead, this task will be included in the Request for Proposals for the upcoming Park, Recreation and Open Space Plan. The consultant will provide an overall plan and recommendation of what should be done and how. This could delay information about this idea for approximately one year.
- Should the developer be required to contribute money into a Township sidewalk fund to be used for Township improvements somewhere else?

### **Boundaries for the Lancaster Avenue streetscape corridor**

- Commission members and Township Staff discussed how to implement Township streetscape standards.
- Should the Township implement the streetscape requirement throughout the Township and then waive the requirement where it is not necessary?
- If the streetscape requirement is waived, do we apply it to another fund where Lancaster Avenue needs filling in?
- There are some sidewalk patterns along streets in the SPDD District in Paoli where the streetscape could be applied.
- The general consensus was to adopt the streetscape requirement along Route 30 only.
- Township Staff will contact Easttown Township to ask them to continue the Lancaster Avenue Streetscape in their Township.

## **Adjournment:**

The meeting adjourned at 7:47 PM

Respectfully Submitted,

Joan Gallo  
Recording Secretary

F:\wpdata\COMMON\P & Z Functions\PC\2003\Mins&Agendas\Aug\workshop minutes.wpd