

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

The regular meeting of the Planning Commission was held on August 21, 2003 at the Tredyffrin Township Municipal 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 J. Samuels and John F. Schultz.

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

CALL TO ORDER:

Chairman O'Leary called the meeting to order at approximately 7:50 PM.

APPROVAL OF MINUTES:

Motion made by Chairman O'Leary, seconded by Mr. McCauley, and carried unanimously to approve the July 17, 2003 workshop and regular meeting minutes.

CARRYOVER MATTERS:

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*).

Joseph P. Ryan, Esquire, representing the applicant, was present to seek preliminary approval of the plan. Mr. Ryan said 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 7, 9, 12 and 13).

Mr. Ryan said the applicant will install fence along with landscape buffer around the retaining wall in the stormwater basin to provide additional protection and will also provide curb along the deceleration lane on North Valley Road as requested by the Planning Commission.

Mr. Ryan stated the applicant will resolve the items in the Orth-Rogers review letter, dated August 20, 2003, and any outstanding items in the Arro Consulting, Inc. review letter, dated August 13, 2003, before submission of the final plans.

Action: Motion made by Chairman O'Leary, seconded by Mr. McCauley, and carried unanimously to recommend the Board of Supervisors approve preliminary plan prepared by Chester Valley Engineers, dated October 23, 2002, last revised July 3, 2003, subject to:

- A fence along with landscape buffer will be installed around the retaining wall in the stormwater basin.
- Curb will be installed along the deceleration lane on North Valley Road.
- Items in the Orth-Rodgers review letter, dated August 20, 2003, will be resolved. The first two conditions are expected to be addressed.

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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*).

Deborah Shulski, Esquire, representing the applicant, was present to seek approval of the plan. She said the applicant will address the items discussed at the workshop session.

Action: Motion made by Chairman O’Leary, seconded by Mr. McCauley, and carried unanimously to approve plan prepared by Bohler Engineering, dated March 24, 2003, last revised July 16, 2003, with the following conditions:

- To provide a note on the plan to include a condition to maintain the landscaping on Spring Street at a height no greater than two feet.
- Landscaping plan to be changed to comply with code requirements.

3. 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*).

Thomas F. Horgan, the applicant, noted the Zoning Hearing Board granted approval for a special exception to build the twin.

Mr. Bryant said the Traffic Committee met on August 20th to discuss the existing situation and potential problems with the proposed plan. The Police Traffic Squad said they did not have a problem with the Upper Gulph Road driveway access but having it off Fairview Avenue would be a good improvement.

Commission members are concerned about traffic backing up during rush hour traffic and the residents blocking Upper Gulph Road when accessing their lots. They are also concerned about a potential accident and cars traveling eastbound making a left turn into their driveway run the risk of being rear-ended.

Mr. Horgan said the revised plan are changes made in accordance with the meeting with community members and they support the plan which reduces the subdivision to two lots to build a twin. Mr. Horgan said if the Planning Commission wants the driveway access on Fairview Avenue, he will have to go back to his original three-lot plan with a single family dwelling and twin house.

Mr. Jerry McVey of Henry Avenue strongly feels widening Fairview Avenue will create an unsafe situation for children.

Mr. Horgan said he feels torn between the Planning Commission and resident concerns. The neighbors are opposed to any changes to Fairview Avenue and the Planning Commission is concerned about a driveway access on Upper Gulph Road.

There was a lengthy discussion about having the driveways on Fairview Avenue vs. Upper Gulph Road between Commission members and the applicant. The Planning Commission offered other possibilities and options for the applicant to consider.

The applicant will meet with the Township Staff before the next Planning Commission meeting to discuss the possibilities of where the driveway access should go.

Action: **None.**

4. 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*).

Chairman O'Leary said the applicant made changes to the sketch plan showing additional parking, an area reserved for future parking and reduced building size. He said the applicant is seeking a recommendation to the Zoning Hearing Board to extend the special exception for a place of worship and a variance from the required impervious coverage.

Stormwater management is not required for Planning Commission review until the applicant returns with a fully engineered land development plan. The applicant will look at the bonus provision for impervious cover over 15%.

Action: Motion made by Chairman O'Leary, seconded by Mr. Ciarrocchi, and carried unanimously to recommend that the Zoning Hearing Board approve special exception and variance from required impervious.

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 Residential District (*App.#23-03*).

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

NEW MATTERS:

1. Site Plan: **Antonio Mucciarone**; Proposal for a change of use and creation of four (4) parking spaces at the rear of the building for a tailor shop at 38 Berkley Road in the C-1 Commercial District (*App.#27-03*).

Chairman O'Leary advised the applicant they will need five parking spaces.

Mr. Bryant said the parking layout is not workable and a car is physically unable to back out at a 90 degree angle and a 13 foot width drive is not realistic. Mr. Bryant said the use is not a problem for the site but parking layout is not acceptable.

Assunta M. Wallace, representing the applicant, said they are requesting a change in use from a residence to a tailor shop. The applicant proposes to operate the tailor business on the first floor and use the second floor for storage/equipment. Four 9.5' x 18' parking spaces are proposed in the back of the building. Ms. Wallace understood the parking spaces will have to be enlarged to comply with code requirements.

Mr. Bryant mentioned Home Properties is in the process of redeveloping the adjacent site directly beyond the applicant's fence line. He asked the applicant to consider contacting Home Properties to see if they could obtain an easement from them to go straight through and come out the driveway 13 feet. Since there are two paved roads that could potentially go one way in/out, the applicant should explore these options.

Mr. Bryant suggested the applicant have a survey done to make sure where the property lines run.

Ms. Wallace agreed to look into this matter further.

Action: **None.**

2. Site Plan: **Eadeh Family Limited Partnership**; Proposal involves the change of use from a lodge to retail office and added parking at 901 Lancaster Avenue in the C-1 Commercial District (*App.#28-03*).

Sean O'Neil, Esquire, representing the applicant, said the present use of the property is a social club and the building is unoccupied. The applicant's proposal is for renovation and parking changes only. They are not

seeking approval for a change in use until they have a tenant. The applicant proposes 7 parking spaces on site and 15 on another property across the street in a shopping center located in Easttown Township. Parking on another property when specifically authorized by the Planning Commission is allowed under the Zoning Ordinance. Easttown Township supplied a letter permitting the 15 spaces. The applicant explained the proposed changes to the building facade involve enclosing the exterior staircase and a brick addition.

Mr. McCauley said bringing people across Route 30 is unsafe and not a practical solution. The applicant was encouraged to seek ways to fit more parking on the site and install sidewalk on Lancaster Avenue.

The applicant understands the parking is not the most ideal situation, however, the building is an eyesore and needs immediate improvement. They asked to amend their application such that all the Planning Commission would consider is the facade improvements, which would allow the applicant to proceed with the permit process for the building renovations. The applicant acknowledged that they would be proceeding at their own risk in that they still need approval for the site improvements and lot consolidation.

Part of the parking is on a portion of a lot acquired by the applicant from Amtrak. Ms. Gleason explained subdivision approval is required to change lot lines. The applicant agreed to submit a revised plan showing the parcel lines of the lot consolidation with Amtrak along with the Quit Claim Deed from Amtrak of the piece of ground.

The applicant agreed to submit a letter stating their intent on record for what they agree to do with the site.

Action: Motion made by Chairman O’Leary, seconded by Ms. Snyder and carried to 4-1 (Mr. McCauley abstained) to approve the site plan, prepared by George Shmidheiser, dated August 7, 2003, request for facade and minor structural improvements.

3. Sketch Plan: Carter Mechanical; Proposal involves the renovation of an existing building and a change of use from residential/office to an entirely office use at 98 Darby Road in the R-3 Residence District (*App.#29-03*).

Wendy McLean, Esquire, representing the applicant, said the proposal is to convert the entire site to an office. The applicant has two employees and himself and there will be no visitors for his business.

Brett Jones, the architect, provided an overview of the plan. There are five reserved parking spaces in the rear of the property because the applicant not will need them. The driveway access will be off Circular Avenue. The applicant proposes to install a chain link fence along Circular Avenue, landscaping and construct a retaining wall.

The Planning Commission asked the applicant to install curb and sidewalk along Circular Avenue. Ms. McLean will discuss this with the applicant.

Planning Commission members also asked the applicant to consider a different type of fence (e.g. split rail) instead of chain link and moving the driveway access to Darby Road.

Mr. Bryant said the two parking spaces in front as you enter off Circular are too close. He suggested placing them in the rear lot.

Ms. McLean said the applicant will revise the plan to include changes as requested by the Planning Commission and outline the variance request to the Zoning Hearing Board.

Action: None.

4. Sketch Plan: D’Agostino Builders; Proposal to construct nine (9) townhomes and the renovation of two existing buildings at Berkley Road and Grove Avenue in the R-4 Residence District (*App.#30-*

03).

Wendy McLean, Esquire, representing the applicant, was present to seek a recommendation from the Planning Commission to the Zoning Hearing Board for the above referenced proposal.

Victor Kelly, P.E., representing the applicant, provided an overview of the plan.

There was some discussion about removing the 40 foot beech tree at the southern portion of the lot because the root structure could be damaged during construction and it may not survive anyway. This will allow the townhouses along Grove Avenue to be shifted south, providing more room at the entranceway and better protecting the other 40 foot beech tree.

Action: Motion made by Chairman O'Leary, seconded by Mr. McCauley and carried unanimously to recommend the Zoning Hearing Board approve the special exception to allow townhouses and one variance for front yard setback, as shown on the sketch plan prepared by Commonwealth Engineers, dated June 5, 2003.

ADJOURNMENT

The meeting adjourned at approximately 10:30 PM.

Respectfully Submitted,

Joan Gallo
Recording Secretary

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