

Tredyffrin Township
Planning Commission Workshop Meeting Minutes
September 18, 2003

A workshop meeting of the Planning Commission was held on September 18, 2003, at the Tredyffrin Township Building. Members present included: Robert J. O'Leary, Chairman, Libby Brinton, Guy Ciarrocchi, J. Thomas Cooper, Michael Samuels, John Schultz and Victoria Snyder.

Members absent: Sean N. McCauley, 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.

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

1. 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 submitted a revised plan showing the driveway located further east on Upper Gulph Road, closer to the intersection with Fairview Avenue.
 - The Chester County review letter, dated September 5, 2003, was received.
 - The Township will send a letter to PennDOT about the applicant's HOP once the driveway plan is set.
 - Applicant must provide a note on the plan about the drainage easement restriction proposed for Lot 1 and it will also be documented on both deeds.
 - The Chester County review letter recommends that the applicant identify a right-of-way for Upper Gulph Road that will allow an ultimate right-of-way width of 80 feet, and that it be offered to PennDOT for dedication.
 - The applicant will provide landscaping for the front entrance of the lot.
 - The Police Department will be notified that illegal parking does occur on Upper Gulph Road.
 - The applicant is waiting for the second Arro Consulting, Inc. review letter that must be submitted before the Planning Commission can make a decision.

2. 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*).
 - The applicant was not present this evening.
 - The applicant is working out an agreement for shared parking with the adjacent property owner.

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*).
 - The SPDD District begins at the applicant's property line and there are higher impervious coverage limitations for that District.
 - The applicant is seeking a recommendation to the Zoning Hearing Board for relief from the following:

- Use variance to allow the office in a residential district.
 - Variance from the 15% limit on impervious coverage to allow room for parking.
 - Variance to allow 7 parking spaces, 3 to be held in reserve, when a minimum of 11 spaces are required.
 - Variance from the requirement for an off-street loading space on a lot with a non-dwelling use.
- Curb and sidewalk will be installed along Circular Avenue.
 - The applicant is proposing to move the fence and will leave room so that landscaping can be installed between the sidewalk and fence. The applicant's representatives will ask the applicant about replacing the chain link fence with a fence of a different material.
 - The applicant's business is mechanical contracting. He proposes to use the property to do the bookkeeping for the business, which is currently being operated from his home residence, and does not intend to live there. The trucks used for the business will continue to be stored in a warehouse in Malvern.
 - There was some discussion about language the Planning Commission should use when they make their recommendation to the Zoning Hearing Board to ensure no overnight parking of commercial trucks.

Adjournment:

The meeting adjourned at 7:25 PM

Respectfully Submitted,

Joan Gallo
Recording Secretary