

**Tredyffrin Township  
Planning Commission Workshop Meeting Minutes  
April 1, 2004**

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A workshop meeting of the Planning Commission was held on April 1, 2004, at the Tredyffrin Township Building. Members present included: Robert J. O’Leary, Chairman, Sean N. McCauley, Vice Chairman, J. Thomas Cooper, Libby Brinton, Edward Sweeney, and Marlen Kokaz.

Members absent: Victoria Snyder and John Schultz.

Also present: William J. Bryant, P.E., Township Engineer/Director of Public Works and Mimi Gleason, Assistant Manager.

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

1. Preliminary/Final Land Development: **Dr. Richard H. Berman**; Proposal to construct a dentist’s office at 36 Berkley Road in the C-1 Commercial District (App.#21-03).
  - The applicant provided an update on the plan.
  - The applicant received zoning approval in January to construct a new building on the existing footprint.
  - The applicant submitted land development plans that include existing features, landscape, lighting and stormwater.
  - Comments in the letter of March 26, 2004 from Staff was discussed.
  - The applicant will ask Home Properties to submit a letter to the Township indicating their support of the plan with regard to the Avon Road access.
  - The Commission will grant a four month extension for the temporary trailer at the next regular meeting.
  
2. Preliminary Land Development: **D’Agostino Builders, Inc.**; Proposal to construct nine (9) town homes and renovate two existing buildings at Berkley Road and Grove Avenue in the R-4 Residence District (App.#42-03).
  - The applicant submitted revised plans that address comments in the Arro letter dated December 8, 2003. Revised plans have been submitted to Arro for a second review.
  - The applicant’s engineer explained the stormwater concept plan and design. The percolation tests have been performed and the property had good permeability.
  - The paving radius at the intersection of Grove Avenue and Berkley Road is increased to a 35 foot radius.
  - The proposed lighting plan was discussed. The Commission requested lighting to be installed near the curb at the entrance road.
  - The applicant requested a waiver from the requirement for minimum width of the right-of-way to avoid creating problems with the front yard setbacks. Instead the Planning Commission suggested showing the full required width as future right-of-way.
  
3. Preliminary Land Development: **Toppers Spa Salon**; Proposal to re-stripe existing fifteen (15) parking spaces; demolish existing house; construct new access driveway and fourteen (14) new

parking spaces at 745 Lancaster Avenue and 304 East Conestoga Road in the C-2 Commercial District (App.#43-03).

- The applicant has submitted an application for a highway occupancy permit to PennDOT for review of the two driveways off Conestoga Road. The applicant's engineer met with PennDOT representatives on-site and PennDOT concurs with the Township's recommendation to widen the road and extend the curb.
  - The Township will send a letter of recommendation to PennDOT for a highway occupancy permit.
  - Items in the Arro review letter dated March 18, 2004 were discussed.
  - The applicant will rely on the Township engineer for approval of the erosion and sedimentation control plan. The applicant will submit a courtesy copy of the erosion and sedimentation control plan to the Chester County Conservation District.
  - The applicant requested a waiver from providing infiltration because the percolation test failed.
  - The applicant agreed to comply to items 6,7,8 and 9 under stormwater management in the Arro review letter of March 18, 2004.
  - Receipt of the highway occupancy permit from PennDOT is needed for final plan approval.
4. Preliminary Land Development Plan: Saint Peter's Church; Proposal to build a new fellowship building at Saint Peter and Church Roads in the R ½ Residence District (App.#01-04).
- Staff met with applicant on-site to discuss the issues on the plan.
  - The applicant had discussions with Trammell Crow about tying into their proposed sewer and water lines. The applicant cannot afford to do this at the amount Trammell Crow quoted, therefore, the applicant will provide on-site system utilities.
  - Two 15 foot light poles and two bollard style light posts at the access/egress to define parking lot route will be installed.
  - The applicant explained the revisions to their stormwater plan. The large detention basin has been reduced significantly and relocated away from the woodland area. It will control runoff from the building. Runoff from the parking lot will be directed to, and controlled on, the other side of the property.
  - The applicant will submit a landscape plan which will provide a variety of landscaping along the front and side of the new building.
  - The County review letter was received.
  - The applicant agreed to submit an extension letter granting an additional 90 days in order for the Township to act on their plan.

## ANNOUNCEMENTS

- Saint David's Golf Club has submitted a final land development plan which they will be presenting at the next regular meeting. Issues regarding zoning relief requested for the location of the proposed maintenance shed were resolved as a result of a court approved settlement plan. Mr. O'Leary gave an overview of the meeting which was subsequently held with Saint David's representatives and neighbors regarding landscaping.
- Mr. O'Leary reported that the School District will be presenting a plan for renovation of the stadium at Teemer field as a courtesy to solicit input from the Planning Commission.
- Ms. Gleason announced Valley Creek Restoration Partnership will hold a summit about Valley Creek on the afternoon of April 20, 2004 at Valley Forge Park. The purpose of the meeting is to coordinate the efforts of various groups working to protect Valley Creek and to discuss the

various plans. The coalition will hold a second summit in May where they will outline action steps to focus on money resource efforts.

## **DISCUSSION**

### Plan Review Process

Mr. McCauley suggested the Township put out a Request for Proposal for plan reviews to ensure we are getting the best scope of service from Arro. Mr. McCauley also recommended applicants be required to post an escrow in the beginning of the review process. Mr. McCauley said this could possibly eliminate an accounting step and ensure the developer pays the consultant fee on a timely basis. At present, the Township pays the fee and consulting invoices are billed to the applicant on a quarterly basis for reimbursement.

A lengthy discussion about the timing and quality of plan reviews from Arro Consulting ensued.

Ms. Kokaz suggested we could do a request for qualifications as a tool for evaluating Arro on a more regular basis.

Staff will look into RFQs and reasons for the current process for paying consultant fees.

The meeting adjourned at approximately 9:15 PM.

Respectfully Submitted,

Joan Gallo  
Recording Secretary