

**Tredyffrin Township
Planning Commission Workshop Meeting Minutes
January 6, 2005**

A workshop meeting of the Planning Commission was held on January 6, 2005, at the Tredyffrin Township Building. Members present included: Robert J. O'Leary, Chairman, Sean N. McCauley, Vice Chairman, J. Thomas Cooper, Libby Brinton, Edward C. Sweeney, Marlen Kokaz and Michael Tierney.

Members absent: Victoria Snyder and Giovanni D'Amato.

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

Chairman O'Leary called the meeting to order at 7:10 PM.

Mr. O'Leary welcomed new member, Michael Tierney to the Planning Commission.

Environmental Advisory Council Update

Mr. McCauley said one of the main topics discussed at the last meeting of the EAC were trails and sidewalks. He said a member of the EAC will contact members of the Board of Supervisors and Planning Commission to set up a meeting to discuss locations for trails and sidewalks to be installed.

Mr. McCauley reported that the County is in the process of updating a watershed plan that includes a model stormwater ordinance. Ms. Gleason said once the County approves the stormwater ordinance, the Township has six months to update their stormwater ordinance. Staff will meet with County officials to review the changes and then report back to the Planning Commission about whether the stormwater ordinance subcommittee should reconvene.

Paoli Rail Yard Update

Mr. O'Leary made reference to the memo from Ms. Gleason about the status of the Paoli rail yard project. He said there has been a lot of progress made in the course of the year and changes are beginning to take place. He informed Commission members that a consultant has been hired to draft ordinance amendments, which will come before the Planning Commission for a recommendation to the Board of Supervisors before the end of the year.

Zoning Ordinance Amendment

Amendment to Section 108-107 of the special average density cluster provisions providing bonuses for increased open space.

Ms. Gleason said the option to allow a developer to satisfy the open space requirement on another parcel by conditional use is the biggest new change. The separate parcel does not have to be contiguous but the ground must be useful. Ms. Gleason said changes also include a reduced lot width and an impervious cover increase. The Township is waiting for a response from the Solicitor on the draft ordinance amendment.

Ms. Brinton asked if the cluster subdivision requirements were more or less stringent than other municipalities. Ms. Gleason answered; there were a lot of variations for the eight municipalities researched. In some cases what we are doing is stricter and there are other municipalities that have much more extensive requirements.

The Planning Commission will make a recommendation to the Board of Supervisors at their next meeting.

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

1. (Application 27-04) **Trammell Crow Northeast Metro Development:** Petition to rezone the property in the Atwater Office Park at Church Road and south Atwater Drive from Planned Industrial Park (PIP) and R-1/2 Districts to Professional (P) District [Plan prepared by Chester Valley Engineers, Inc., dated 12/10/04].
 - The applicant displayed a building layout plan for the Planned Industrial Park (PIP) and Professional (P) Districts. The Planning Commission felt the proposal for the P – District was more desirable.
 - If approved, the applicant’s petition to rezone would create non-conformities on the existing lots.
 - Staff suggested leaving all five lots zoned PIP. The Township could amend the regulations for the height and buffer requirements in the PIP District for office uses, but leave the existing requirements in place for warehouse uses. The applicant agreed to that option. Staff will draft the language for the Ordinance amendment.

2. (Application 28-04) **Sketch Plan; NVS Custom Homes:** Proposal to subdivide approximately 70 acres into twenty (20) lots for single family dwellings at Mill and LeBoutillier Roads in the R ½ Residence District [Plan prepared by Commonwealth Engineers, Inc., dated 11/8/04].
 - The applicant arranged a meeting at the Township building for January 11 with residents of LeBoutillier Road to address their concerns. The applicant agreed to contact the Summerhill Homeowner’s Association about a similar meeting.
 - The applicant has discussed with the Open Land Conservancy the possibility of swapping easements that cover rear yard areas of proposed lots on the plan, which may be difficult for the Open Land Conservancy to enforce, for an easement on the land to be donated to the Township.
 - The Commission requested a paved walkway be constructed in the emergency access area proposed to connect to Sorrell Road in Summerhill, in addition to a trail through the open space. The applicant will discuss this item with the neighbors.
 - The applicant conducted a perc test and discovered stormwater recharge may not be possible, therefore the size of the basin would need to be increased. The proposed basins are located on two of the proposed lots and it will be the Homeowner Association’s responsibility to maintain the basins.
 - The applicant will install post and rail fencing along the rear lot lines on LeBoutillier Road and landscaping will be provided on the inside of the fence.
 - The applicant may have to remove three trees along LeBoutillier Road for the new road access.
 - The Commission expressed concern about sight distance at the corner of Mill and LeBoutillier Roads. The applicant will contact the owner of the property at the intersection about clearing this area to improve sight distance.
 - Mr. O’Leary suggested that the sight distance at the west curve on LeBoutillier Road be improved. The applicant will look into this issue.
 - A Commission member pointed out the grade change at the proposed entrance on Mill Road. The applicant felt it was not an issue but will check this item.

3. (Application 29-04) **Site Plan; The Woodynde School:** Proposal for additional parking at 445 Upper Gulph Road in the R-1 Residence District [Plan prepared by Wilkinson Associates, Inc., dated 11/9/04].

- According to the applicant's calculations, even with the 44 additional parking spaces proposed on the plan, the School will not comply with the minimum required under the Ordinance.
- The applicant's engineer distributed a revised plan that showed a boundary survey and location of neighbors' houses.
- The Commission asked the applicant to continue the existing fence to extend as a buffer along the entire property line. The applicant agreed to look into this and discuss with the neighbors.
- Stormwater management will be provided.
- The applicant sent a letter to the neighbors advising them of the project.
- The Commission will make a recommendation to the Zoning Hearing Board at their next meeting.

4. (Application 32-04) Site Plan (Change of Use); **John Sozanski**: Proposal to convert a residence to a commercial use at 9 Bracken Avenue in the SPDD Special Paoli Development District [Plan prepared by Chester Valley Engineers, dated 12/1/04].

- The applicant proposes to use the office to store paintings and operate his art business.
- The Paoli Community Master Plan calls for a new road to be located where the buildings on Bracken Avenue are currently located, as part of the redevelopment of the Paoli Rail Yards. It is too early to know whether or when such a change may occur.
- The applicant contacted the neighbors and they confirmed that the parking in front of their properties has been assigned to them by Septa. Staff asked the applicant to provide some kind of confirmation from his neighbors about the parking arrangement.
- An upholstery business, a furniture restoration business and the twin residence have shared the 14 parking spaces parking over the course of several years.
- The applicant's attorney contacted Septa seeking confirmation that the parking lot is for the Bracken Avenue properties. Septa is looking into their request.
- Ms. Gleason said the applicant must first show whether they can comply with the Zoning Ordinance's parking requirements and, if not, make a case for how many spaces are needed to justify a variance.
- The applicant pointed out there will be no retail customers and asked if the office could use parking standards for a workshop. Staff answered there is nothing in the Zoning Ordinance in reference to workshops.
- The applicant was advised to show the number of shared parking spaces dedicated to them. The Planning Commission cannot make a decision until they have this information. The applicant will submit an informal sketch plan showing the dimensions of the parking and drive aisle.
- The applicant will count how many cars use the parking lot over two weeks until the next meeting.

5. (Application 33-04) Sketch Plan; **O'Neill Properties Group, L.P.**: Proposal to construct two buildings for condominium units at 1001 Chesterbrook Boulevard in the Hotel Office (HO) District [Plan prepared by VCBJR Architects, dated 11/9/04].

- The applicant gave a plan presentation for two (2) 100-unit condominium units, half of which would be age restricted.
- The applicant did an analysis to determine if the proposal is a good use for the site.
- The applicant's traffic study showed a reduction in traffic for the proposed use versus a hotel.
- The fiscal benefits show a 33% increase in net tax revenues to the Township and School District for the applicant's proposal versus a hotel.
- Site access is a problem. The applicant is confident a safe access can be provided.
- The applicant explained the need for affordable new housing in Tredyffrin for young professionals and active adults and how this proposal would address that need.

- The applicant proposes two (2) parking spaces and keep the additional required parking spaces in reserve in order to set back the building and make room for a berm.
- Mr. O'Leary asked the Commission for their comments. Discussion revolved around whether or not the proposal would be a better use of the site than a hotel.
- Staff will ask a member of the Board of Supervisors to meet with the subcommittee to discuss the next steps.
- The Township will seek advice from a professional planning consultant about the density issue and to evaluate the economic and traffic numbers provided by the applicant.

The meeting adjourned at approximately 11:00 PM.

Respectfully Submitted,

Joan Gallo
Recording Secretary