

**Tredyffrin Township  
Planning Commission Meeting Minutes  
February 17, 2005**

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The regular meeting of the Planning Commission was held on February 17, 2005 at the Tredyffrin Township Municipal Building. Members present included Robert J. O'Leary, Chairman, Sean N. McCauley, Vice Chairman, J. Thomas Cooper, Libby Brinton, Edward C. Sweeney, Marlen Kokaz, Victoria Snyder, Michael Tierney, and Giovanni D'Amato.

Members absent:           None

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

**CALL TO ORDER:**

Chairman O'Leary called the meeting to order at 7:05 PM.

**APPROVAL OF MINUTES:**

Motion made by Mr. O'Leary, seconded by Mr. Cooper, and carried unanimously to approve the January 20, 2005 regular meeting minutes and February 3, 2005 workshop meeting minutes.

**ZONING AMENDMENTS:**

**Ordinance Amendment:   Amendment to Section 108-107 of the special average density provisions.**

It was reported that the changes to this amendment discussed at the February 3, 2005 workshop meeting had all been integrated into the text and given to the Planning Commission members before this meeting. These changes include limiting the impervious cover on the open space land and lowering the minimum area of the tract of land.

Mr. O'Leary said that this amendment had been discussed at great lengths and that it seemed the Planning Commission was ready to make a recommendation.

James Land, of LeBoutillier Road, expressed his concern with the ordinance amendment as it relates to a proposed subdivision near his property. He said that the amendment will have a negative effect on stormwater and flooding in his neighborhood. He suggested that the Planning Commission either add language to the amendment stating that flooding will be considered in the initial application or delay the recommendation so that a subcommittee of interested parties can meet to discuss the issue. Mr. Land then went on to explain the flooding problems that he has already had on his property. Other residents of LeBoutillier Road, including Debra Shively, Ann Franks, Steve Genuardi, and Herb McGregor, verified Mr. Land's statements and expressed similar concerns.

Mr. McCauley said that the issues with which the residents have shown concern will all be addressed through the subdivision and land development approval process. The application for the subdivision that they are referring to is still in the very early phases, and issues such as stormwater will certainly be dealt with, but later on in the process.

**Action:** Motion made by Mr. O’Leary, seconded by Mr. Sweeney, and carried unanimously to recommend the above referenced ordinance amendment to the Board of Supervisors for adoption.

**Ordinance Amendment: Amend buffer, parking and height regulations for office uses in the Planned Industrial Park (PIP) District.**

Mr. O’Leary reported that this amendment had also been discussed at length. He said that the Planning Commission was ready to make a recommendation after the few refinements that were made in the last workshop meeting.

**Action:** Motion made by Mr. O’Leary, seconded by Mr. McCauley, and carried unanimously to recommend the above referenced ordinance amendment to the Board of Supervisors for adoption.

**Rezoning: Petition by Trammell Crow Northwest Metro Development to rezone 2 sections along the edge of the Atwater Office Park at Church Road and South Atwater Drive from the R-½ District to the Planned Industrial Park (PIP) District. [Plan prepared by Chester Valley Engineers, Inc., dated 1/24/05].**

Mr. O’Leary explained that this item will put into ordinance form what had been discussed regarding the zoning map at the previous workshop meeting.

**Action:** Motion made by Mr. O’Leary, seconded by Mr. McCauley, and carried unanimously to recommend the above referenced rezoning to the Board of Supervisors for adoption.

**CARRYOVER MATTERS:**

1. **(Application 14-03) F. Brian and James Bradley Forcine - Final Land Development:** Proposal to demolish the existing dwelling and construct an office building at 1875 Church Road in the C-2 Commercial District. [Plan prepared by D. L. Howell & Associates, Inc., dated 8/23/02, revised 12/27/04].

It was reported that the applicant had complied with comments from the last Arro review letter and the requests previously made by the Planning Commission. They have also obtained all necessary permits.

**Action:** Motion made by Mr. O’Leary, seconded by Ms. Brinton, and carried unanimously to approve the above referenced plan.

2. **(Application 42-03) D’Agostino Builders - Final Land Development:** Proposal to construct nine (9) town homes and renovate two (2) existing buildings at Berkley Road and Grove Avenue in the R-4 Residence District. [Plan prepared by Commonwealth Engineers, Inc., dated 10/31/03, revised 2/2/05].

It was reported that this applicant has also complied with comments from the last Arro review letter and Planning Commission comments and is now ready for approval.

**Action:** Motion made by Mr. O’Leary, seconded by Mr. McCauley, and carried unanimously to approve the above referenced plan.

3. **(Application 43-03) Toppers Spa Salon - Final Land Development:** 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. [Plan prepared by Edward B. Walsh & Associates, Inc., dated 11/10/03, revised 8/23/04].

This applicant has finally received a PennDot HOP permit and complied with all other requirements.

**Action:** Motion made by Mr. O'Leary, seconded by Ms. Brinton, and carried unanimously to approve the above referenced plan.

4. **(Application 01-04) St. Peter's Church - Final Land Development Plan:** Proposal to build a new fellowship building at Saint Peter and Church Roads in the R-½ Residence District. [Plan prepared by Edward B. Walsh & Associates, Inc., dated 2/4/04, revised 2/10/05].

The applicant reported that the Pennsylvania Department of Environmental Protection approval that had been holding up their project has now been received.

**Action:** Motion made by Mr. O'Leary, seconded by Ms. Brinton, and carried unanimously to approve the above referenced plan.

5. **(Application 34-04) 1<sup>st</sup> Baptist Church - Preliminary Land Development:** Proposal to construct a new church building on a lot adjacent to their current facility at 1040 Upper Gulph Road in the R-2 Residence District [Plan prepared by H. Gilroy Damon Associates, Inc., dated 12/7/00, revised 11/22/04].

Reverend James Myles represented the 1<sup>st</sup> Baptist Church. Parking was the main issue discussed. The current plan proposes 34 parking spaces on the property to be developed. While this is less than the 70 parking spaces that are required, Strategic Realty allows members of the Church to park in their nearby office parking lot on Sundays, adding 40 additional spaces. As the applicant must go before the Zoning Hearing Board for other issues, zoning relief for a variance to permit only 34 on-site parking spaces is being considered.

There was also a discussion regarding the width of parking spaces. The current plan allowed for some spaces 9 feet in width and some spaces 10 feet in width. It was agreed that 9 feet was not ample and that the plan should be reworked to allow for spaces with a minimum width of 9.5 feet.

The matters requiring zoning relief include: use variance to permit a religious use in a residential district on a lot adjacent to the Church's existing non-conforming use in the same district, rear yard setback variance, variances to allow 12.6% of building coverage instead of the maximum 10% and 48% impervious coverage instead of the required 15%, a variance from the requirement to provide a 200 square foot planter island at the end of each row of 10 parking spaces, a variance to permit 9.5'x18' parking spaces instead of the required minimum size of 10'x20', and a special exception to permit parking spaces to be located within the required 50 feet front yard setback on Flora Avenue

**Action:** Motion made by Mr. O’Leary, seconded by Mr. McCauley, and carried unanimously to recommend to the Zoning Hearing Board that the above zoning relief be approved.

**ADJOURNMENT**

The meeting adjourned at 8:40 PM.

Respectively Submitted,

Alison Smith  
Recording Secretary