

**Tredyffrin Township
Planning Commission Workshop Meeting Minutes
March 3, 2005**

A workshop meeting of the Planning Commission was held on March 3, 2005, at the Tredyffrin Township Building. Members present included: Sean N. McCauley, Vice Chairman, J. Thomas Cooper, Libby Brinton, Edward C. Sweeney, Victoria Snyder, Giovanni D'Amato, Marlen Kokaz and Michael Tierney.

Members absent: Robert O'Leary, Chairman

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

Vice Chairman McCauley called the meeting to order at 7:00 PM.

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

1. (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 said that between the meeting held with Summerhill Homeowners and previous conversations with involved entities, the major topics of concern seem to be: emergency access, how to address the open space in the southern portion of the property in regards to the Township and the Open Land Conservancy, traffic, and stormwater management issues.
 - The emergency access proposed is now as unobtrusive as possible and therefore satisfactory to the residents.
 - The Township and the Open Land Conservancy have met, and will continue to meet, regarding the open space area in the southern portion of the property.
 - The applicant has looked into the traffic issue. The development will not be bringing in a significant enough amount of people to contribute to any major differences in traffic. A traffic study was performed that demonstrates this.
 - Stormwater issues were discussed at length. The applicant noted that infiltration in the area is difficult to impossible due to the type of soil. Two stormwater basins are proposed, one for Mill Road and one for LeBoutillier Road. Those properties that do not drain into one of these basins will have on-lot systems. The applicant has addressed Ordinance requirements, met with DEP, and has done all necessary calculations in order to demonstrate minimized flow.
 - Mr. Bryant suggested that additional stormwater measures on LeBoutillier Road might be appropriate as a backup for a short distance to capture stormwater in that specific area. Mr. Bryant offered to go to the property with the applicant and the engineer to examine possibilities.
 - The applicant will prepare preliminary plans and a conditional use application and submit them to the Township.

ZONING ORDINANCE REVISION SUBCOMMITTEE UPDATE

Ms. Gleason briefly explained about the Zoning Ordinance revision process and how it was her intention to give updates to the Planning Commission on separate sections before presenting them with the entire draft. This section will cover non-residential zoning districts.

She pointed the members to a table that summarizes the different types of non-residential districts that was distributed before the meeting. For the most part, there will be no major changes. The Special Paoli Development District is one section that may significantly change, but is being addressed in a separate project by a consultant, Gannett Fleming. The other changes include:

- As in the residential districts explained at the last workshop session, maximum impervious coverage will be inverted to be minimum green space.
- The current buffer area requirements are inconsistent and vague. The revised version proposes a buffer requirement in every non-residential district for properties that are adjacent to residential districts or properties.
- The C-3 district is very similar to the C-2 district, only applies to one area in the Township, and will most likely be eliminated. The one property would then be zoned as C-2.

Overlay districts were discussed and Ms. Gleason said that it was likely Gannett Fleming would be using an overlay district format for the Paoli area. It is possible that such a format could be applied to other areas of the Township, however, decisions in regards to that will be postponed until after Gannett Fleming has finished their project. Ms. Gleason also said that she will distribute GIS maps at a later date to graphically show the districts.

Mr. McCauley pointed out that Ms. Gleason, Mr. Janasik, Mr. O'Leary, and Ms. Snyder had been spending a lot of time and energy on the Zoning Ordinance revisions and commended them for their efforts. Ms. Gleason thanked Mr. McCauley and thanked him for his contributions as well.

Environmental Advisory Council Update

Mr. McCauley reported on the March meeting of the Environmental Advisory Council. St. David's Golf Club had come to the meeting to present their plan for taking down a specimen tree on their property. The EAC was not satisfied that the applicant had explored all options to possibly save the tree, and requested that he return to the April meeting to present alternatives before they issued a recommendation. Also discussed were the stormwater ordinance, which is being examined by an EAC member and a possible meeting between the Environmental Advisory Councils of Tredyffrin and surrounding townships.

Park, Recreation and Open Space Plan Update

Ms. Gleason passed out copies of the final draft of the Park, Recreation and Open Space Plan for the members to review. There will be a public meeting to present the Plan on March 28th at 7:00 at the Township building. She encouraged members of the Planning Commission to attend. Since the Township will be going through the process of officially adopting the Plan as an amendment to the Comprehensive Plan, a public meeting hosted by the Planning Commission must also be scheduled at the April 21st Planning Commission regular meeting. Finally, a public hearing will be held by the Board of Supervisors at their May 2nd meeting, at which time the Plan will hopefully be adopted. The amount of dissension shown at the public meetings will determine whether or not this schedule can be maintained.

The meeting adjourned at approximately 8:30 PM.

Respectfully Submitted,

Alison Smith
Recording Secretary