

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

The regular meeting of the Planning Commission was held on March 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 7:00 p.m.

APPROVAL OF MINUTES:

Motion made by Mr. O'Leary, seconded by Mr. McCauley, and carried unanimously to approve the February 17, 2005 regular meeting minutes and March 3, 2005 workshop meeting minutes.

CARRYOVER MATTERS:

1. (Application 16-04) Tredyffrin/Easttown School District: Final Land Development; Proposal to construct an addition to the Valley Forge Middle School at 105 Walker Road in an R-1/2 Residence District. (Plan prepared by Chester Valley Engineers, Inc., dated 7/29/04, revised 2/1/05).

The applicant said the only open issue since the last meeting was the amendment to the NPDES permit, which has been submitted. There was no plan change.

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

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

Ms. Gleason said there were no changes to the plan. The applicant is not proposing any changes to the building, and is going to use the Septa parking lot.

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

3. **(Application 04-05) Apple Jack Farm: Final Subdivision;** Proposal to subdivide approximately 11 acres into 2 lots on Rochambeau Drive and Yellow Springs Road in an R-1/2 Residence District. (Plan prepared by Chester Valley Engineers, Inc., dated 8/9/02.)

Ms. Gleason updated the group on the history of the projects. She said this is like the applicant having preliminary approval, and we need to make sure everything is cleaned up on the plans. A legal settlement has to be completed before subdivision is approved. Ms. Gleason said she and Mr. Bryant discussed stormwater issues with Mr. Wolter, and he has agreed to add changes to the plan. Lot 1 will require stormwater management.

Comments and concerns included:

- Need to have house shown on plan
- Easement needed for access to driveway on Lot 2
- The rest of the property on the south side of Yellow Springs Road is not shown as a separate lot. Ms. Gleason said there will be a conservation easement on this lot.
 - Regarding dirt piles building up on the property, Ms. Gleason said they have a grading permit. Mr. Bryant said they will have to seed and mulch the area. They also need to cleanup stumps and debris in the channel.
 - The shed has been on the property for years and should be shown on the plan.
 - Mr. McCauley emphasized the need to record a deed restriction that is reviewed by the solicitor.
- To address run-off in horse pasture, consider a planted strip along the pond.
- Need to do something to minimize the erosion on Parson Curry Road.
- Should investigate stormwater inlet close to intersection of Parson Curry and Yellow Springs.
- Needs an “as built” shown on plan for stormwater management.
- Need a waiver request on the landscape plan

(Application 05-05) Kurt Wolter: Final Subdivision; Proposal to subdivide approximately 11 acres into 3 lots at Yellow Springs Road and Parson Curry Road in an R-1/2 Residence District. (Plan prepared by Chester Valley Engineers, Inc., dated 8/9/02.)

- Mr. Wolter said he would do stormwater management on Lot 1.
- Stormwater for lots 2 and 3 shown on plan; stormwater management controls must be added to the plan for lot 1.
- There was discussion about whether Mr. Wolter could address stormwater on lot 1 at time of building permit application for lot 2 or 3, with questions about when the lots would be developed.
- Staff suggested putting basin at bottom of driveway on Parson Curry to meet additional stormwater requirements.
- Staff suggested a shared driveway off of Parson Curry Road, but then plans for the two lots would have to be submitted to address stormwater management if that is not included on the subdivision plan
- The applicant must confirm that he has the right to add access to two additional lots on Parson Curry Road, which is a private road.

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- A note must be added to the plan regarding easements on the two lots, with the same language added to deeds, where appropriate.
- Curbing on Parson Curry could be extended further to the west to address runoff.
- Parson Curry Road must be adequate for emergency vehicle access.

Action: Applicant to revise plans.

NEW MATTERS

1. **(Application 03-05) Bentley by Design, L.P.: Subdivision Sketch Plan;** Proposal to consolidate 2 lots on 2.5 acres and resubdivide into 3 lots at 24 Bodine Road in an R-1 Residence District. (Plan prepared by Chester Valley Engineers, Inc., dated 3/3/05.)

Sean Swanson of Bentley by Design presented the Sketch Plan and answered questions. Driveway access was discussed. Mr. Swanson said the homeowners had been contacted and invited to walk the property, and they wish to keep the access way as it is now. Ms. Brinton was concerned about the trees on the property. Mr. Swanson said the trees have been sized and sited by Chester Valley. They have tried to protect the trees as best they could.

Mr. Bryant suggested Mr. Swanson contact Aqua PA about a water lateral. Mr. Swanson said they intend to bring the sewer up from Bodine Road. Other utilities will be accessed from Bodine Road.

The frontage on Bodine Road on lot 2 has existing street curb. The Planning Commission replacing and extending that curb. Both frontages of lots 1 and 2 should be graded for a future sidewalk.

Mr. Swanson will confirm that the parcels have access onto Woodland and that the subdivision plan would not inappropriately eliminate access rights to other property owners on Woodland Road, which is a private road. He believes that neither property owner to the north of these parcels have an ownership interest in Woodland Road.

Action: Mr. O'Leary asked Mr. Swanson to continue to research the properties and return to a future meeting.

2. **(Application 06-05) J.J. Christian & Co.,: Subdivision sketch plan;** Proposal to subdivide 1.76 acres into 2 lots at 9 Park Avenue in an R-3 Residence District. (Plan prepared by Chester Valley Engineers, Inc., dated 3/3/05).

Mr. Steve Shore of Chester Valley Engineers described the line configuration. He said Park Avenue will still be a public road, and the additional right-of-way for widening would be dedicated. Parking will not be an issue as it turns into a driveway and goes back to lot 1. Ms. Snyder suggested getting additional right-of-way for a cul de sac bulb at the end of Park Avenue to eliminate the deadend.

Action: Send plans to County and ARRO for their review.

3. Mr. McCauley said there will be a public hearing regarding the cluster subdivision provision in the Zoning Ordinance at the April 4th Board of Supervisors Meeting. He said the Environmental Advisory Council has endorsed this ordinance and recommended that one or two members attend this meeting to voice support.

ADJOURNMENT

The meeting adjourned at 8:40 PM.

Respectively Submitted,

Jolene E. Buffman
Recording Secretary