

**Tredyffrin Township**  
**Planning Commission Workshop Meeting Minutes**  
**April 7, 2005**

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A workshop meeting of the Planning Commission was held on April 7, 2005, at the Tredyffrin Township Building. Members present included: Sean N. McCauley, Vice Chairman, J. Thomas Cooper, Libby Brinton, and Victoria Snyder.

Members absent: Robert O'Leary, Chairman, Edward C. Sweeney, Giovanni D'Amato, Marlen Kokaz and Michael Tierney.

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 29-04) The Woodlynde School:** Site Plan; 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, revised 2/28/05.]
  - Mike Sodl from Wilkinson Associates, representing the applicant, said that he received the ARRO review letter from Andy Levine and plans to comply with all points made.
  - Mr. Sodl stated that he would try to obtain waivers with regards to the landscaping islands. Both shrubbery and curbing are required for the islands; however, as there are already trees in the islands, such activity would likely harm them. While the curbing around the islands is required in the Zoning Ordinance and would therefore require the applicant to go back to the Zoning Hearing Board requesting relief, the Planning Commission may agree to some of the shrubbery being placed by the street as part of a buffer.
  - With regards to street trees, Ms. Snyder requested that the trees in the plan near Upper Gulph and Old Eagle School Road be placed closer to the street in order to fulfill the street tree frontage requirement in the Ordinance. In addition to design benefits, this would provide a better buffer from the parking lot and could perhaps be augmented with the shrubs from the planter islands.
  - Mr. Sodl reported that they will also comply with the requests made by the Chester County Conservation District. They anticipate their reply to the Conservation District to be sent within the next week. As the Conservation District's timeline to respond will be an additional 30 days after that, the applicant will be scheduled to come before the Planning Commission next at their regular May meeting.

2. (Application #06-05) **J.J. Christian & Co.:** Preliminary/Final Subdivision; 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.]
- Dave Shula from Chester Valley Engineers, representing the applicant, reported that he had received a review letter from ARRO as well as a letter from Steve Norcini regarding the sewer, and plans to comply with both.
  - It was discussed whether the addition of a turn-around point at the end of the driveway be added to the plan to allow for better access. Mr. Shula said he would be able to have a sketch with the dimensions of this turn-around to the Township in time to be included in the next Planning Commission packet.
  - Mr. Shula reported that he planned to request a few waivers, including from having to submit a landscaping plan and a natural features plan, as they did not seem necessary to this project. The Planning Commission said this would need to be discussed with the rest of the Commission present and that excluding such plans from this project may set an undesirable precedent for other subdivision projects. A landscaping table comparing ordinance requirements with existing and proposed trees and shrubs is required.
  - Mr. Bryant reminded the applicant that stormwater facilities had to be provided on both the new and existing lots, as is required by the Ordinance.
  - While the area is vastly wooded, trees are planned to be removed on the new lot. It was suggested that the applicant look into a service that could move the existing trees to other portions of the site instead of removing the existing trees and replacing them with new trees. Information on a company providing this service was given to the applicant.
3. (Application 28-04/CU #72) **NVS Custom Homes:** Preliminary Subdivision Plan/Conditional Use; Proposal to subdivide approximately 70 acres into 20 lots for single-family dwellings at Mill and LeBoutillier Roads, using an open space bonus permitted by conditional use in an R-½ Residence District. [Plan prepared by Commonwealth Engineers, Inc., dated 3/8/05.]
- Chip Vaughn reported that he had received the ARRO review letter and had some questions to discuss.
  - Mr. Vaughn asked the Commission if the 50 foot right-of-way recommendation by ARRO for the Emergency Access planned for the site was necessary, since a pathway with only a 12 foot width will be installed. It was answered that the reason for this recommendation was to preserve the right-of-way in the event that a road ever needed to be put there in the future.
  - Before any further questions could be discussed, Mr. Vaughn and his engineer realized that the plans they had submitted, which they believed to have been in compliance with the recently amended Cluster Ordinance, were not in compliance after all. While they had considered the necessary 40% open space requirement, they had not considered that natural features must be netted out of this percentage. In netting out natural features, the applicant is significantly below the 40% open

space requirement. Mr. Vaughn apologized for this oversight and said they would have to reassess their plans and how to move forward.

**ZONING ORDINANCE REVISION SUBCOMMITTEE UPDATE**

Ms. Gleason reported that she would now give the third update on the Zoning Ordinance revision by explaining the General Provisions section (Article 24). The General Provisions section includes regulations that apply most or all of the zoning districts. The following is a list of some of the changes proposed for this section:

- Small adjustments to the parking standards;
- Moving the design guidelines for parking lots to the Subdivision and Land Development Ordinance;
- Consolidating sections regarding cellular towers, and adding regulations for towers versus collocating antennas on existing structures;
- Moving natural features sections, except steep slope regulations, to the Subdivision and Land Development Ordinance;
- Adding a section specifically for no-impact and low-impact home based businesses.
- Adding a section for bed and breakfasts.

The meeting adjourned at approximately 8:45 PM.

Respectfully Submitted,

Alison Smith  
Recording Secretary