

**Tredyffrin Township  
Planning Commission Meeting Minutes  
April 21, 2005**

---

The regular meeting of the Planning Commission was held on April 21, 2005 at the Tredyffrin Township Municipal Building. Members present included Robert J. O’Leary, Chairman, Sean N. McCauley, Vice Chairman, J. Thomas Cooper, Edward C. Sweeney, Marlen Kokaz, and Victoria Snyder.

Members absent: Libby Brinton, Michael Tierney, and Giovanni D’Amato.

Also present: Joseph Janasik, Township Manager, Mimi Gleason, Assistant Township Manager, William J. Bryant, P.E., Township Engineer/Director of Public 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 March 17, 2005 regular meeting minutes and April 7, 2005 workshop meeting minutes.

**CARRYOVER MATTERS:**

1. (Application 33-04) **O’Neill Properties Group, L.P.:** Sketch Plan; Proposal to construct two buildings for condominium units at 1001 Chesterbrook Boulevard in the Hotel Office (HO) District [Plan prepared by VCBJR Architects, site plan dated 2/16/05, elevations undated].

Denise Yarnoff, representing the applicant, explained that subcommittee meetings have been occurring since the applicant was last before the Planning Commission, and issues have been discussed. The main issues to be addressed include:

- *Design of the Building:* The applicant showed a variety of renderings showing the design of the proposed buildings. They include a red brick façade, bay windows, and balconies. The current plan is for two u-shaped buildings that are slightly circular in nature. Mr. O’Neill emphasized that the designs are still conceptual but are moving in the right direction.
- *Market for Condominiums:* Mr. O’Neill reported that research has been done on the market for hotels in the area which shows that this use is not supported. A greater market exists for housing for young professionals and retired people who want to live in the area but are unable to afford a large single-family home. The proposed residential use would address this need.
- *Traffic and Access:* The applicant acknowledges that the majority of people exiting the site would be turning left in order to travel to Chesterbrook Blvd. or Route 202. To accommodate this anticipated flow, a wide median is proposed to protect those making the left-hand turn and the oncoming traffic. The applicant stated his willingness to donate park facilities in lieu of major road improvements, as they are not necessary for the site.

Ms. Gleason then reported that both the traffic and fiscal analyses have been reviewed by the Township’s consultants. The traffic figures were calculated for both peak AM and PM travel and showed generated traffic from condominium use would be slightly lower than the hotel use. The fiscal analysis showed a net gain for the Township (the transfer and property taxes gained through condominiums would be greater than those from a hotel); however, a discrepancy on how many school children would result exists (the Township’s calculation is 32 and the applicant’s calculation is 17).

Mr. O’Leary asked the Planning Commission Members for their input and the following comments were made:

- The issue before the Planning Commission is whether or not the residential use is appropriate for the property. (O’Leary)
- A residential use is reasonable; however, there are concerns about density (this site should be tied to the
- Likes the plan. A hotel does not seem like a good fit for the site, this is the best option. (Sweeney)
- This site was considered for development a few years ago and the Planning Commission underwent an extensive process that found a hotel to be the best use. The findings of this should not be changed simply density requirements of another existing district). (Snyder)
- Rental units would not be desirable for the school district. (Snyder)
- Not comfortable with changing the use of the site before doing an overall needs analysis of the Township which supports the change. (Kokaz) because of current trends which may or may not change with time. (McCauley)
- A residential use seems to be best, but the structures seem massive. (Cooper)

The Planning Commission decided to send the project back to the subcommittee to work through the issues brought up. Mr. Janasik noted that the opinions discussed do not officially support the project. While the Planning Commission seems receptive to a residential use, there are still many issues with the applicant’s plan. It was also asked that the applicant review the zoning districts of the Township to find one whose density they could conform to.

**Action: None**

2. (Application 11-04) **Saint Luke Evangelical Lutheran Church**: Preliminary Land Development Plan; Proposal involves a 1,790 s.f. addition to a social hall and construction of a columbarium at 203 North Valley Forge Road in the R-1 Residence District. [Plan prepared by Yerkes Associates, Inc., dated 3/31/05.]

Patrick Stone from Yerkes Associates explained that the applicant is seeking to add an 1800 square foot social hall in response to a fire that destroyed this area of the Church. This project will require minimal stormwater management, which is being addressed through the addition of an infiltration bin to collect roof runoff.

Mr. O’Leary informed the applicant of the necessary sidewalk requirements that must be met by providing pedestrian access on Conestoga Road. The applicant will draft a plan for the pedestrian access to present at the May workshop meeting. As the review letter from ARRO has not yet been received, the soonest the applicant could receive approval from the Planning Commission would be at the May regular meeting. The applicant plans to submit a final plan at this time. The applicant must also receive a variance for their front yard setback from the Zoning Hearing Board.

**Action: None**

#### **NEW MATTERS:**

1. (Application 01-05) **Kenneth S. Gross Investment Group**: Preliminary Land Development Plan; Proposal to demolish a structure and construct a 13-space parking lot at 10 Paoli Court in the Special Paoli Development District (SPDD). [Plan prepared by Chester Valley Engineers, Inc., dated 4/8/05.]

and

(Application 09-05) **Kenneth S. Gross Investment Group**: Preliminary/Final Subdivision Plan; Proposal to consolidate three parcels into one at 10, 14, and 16 Paoli Court in the Special Paoli Development District (SPDD). [Plan prepared by Chester Valley Engineers, Inc., dated 4/8/05.]

Angelo Capuzzi from Chester Valley Engineers reported that the plan before the Planning Commission this evening was pretty much the same as the sketch they saw before, except that the number of parking spaces had been decrease from 14 to 13. With these on-site spaces and the six parking spaces to be leased from a neighboring church, the requirement for 1 space per 100 square feet is satisfied. The applicant is requesting one variance from the front yard setback requirement of 20 feet from the Zoning Hearing Board (necessary because of the need for more parking). The applicant is also seeking three conditional uses: first for the front yard setback of the existing “massage building” which is non-conforming, second for a reduction in the landscaped area from 30% (as required by the ordinance) to 19%, and third for a reduction in the required depth of the parking spaces from 20 feet to 18 feet.

The Planning Commission asked that the applicant conform to the streetscape guidelines for the Paoli area including street lights and sidewalks. Also, the applicant did not discuss how many parking spaces are necessary for the existing “massage building” on the site. The Planning Commission requested that this be addressed. Further action will be held off until these issues have been resolved and the review letter for the applicant from ARRO is received.

**Action: None**

2. (Application 07-05) **Keystone Devon Square LP:** Site Plan; Proposal for façade and landscaping improvements and a small second floor addition to complete the façade improvements at 724 and 744 Lancaster Avenue in the C-3 Commercial District. [Plan prepared by Cathers and Associates, Inc., dated 4/11/05.]

Debbie Schulsky, representing the applicant, explained that there are 5 parcels on the site and that this proposal relates to only 1 and 2 Devon Square. The proposal includes a second floor addition that would not cause disturbance (and therefore would not need to compensate for stormwater runoff), as well as landscaping and sidewalk improvements. Parking for the site meets the requirement including the addition (approximately 2100 square feet). The landscape plans include removing diseased trees, replacing them, and doing an overall “upgrade” of the site’s landscaping.

Next there was a discussion on sidewalks, and the Planning Commission requested that the property owner extend the sidewalks through the end of their property at PNC Bank. The applicant then stated that they no longer own the PNC property. The members of the Planning Commission said this was misleading as the PNC property was on the applicant’s plans. In addition, the scales of the plans seemed to be incorrect. The applicant stated they would correct these before their next appearance before the Planning Commission. Next, the Planning Commission asked that the applicant conform to the streetscape guidelines for the Paoli area. The next step will be for the applicant to set up a meeting on-site with staff to go over the most effective way to install sidewalks to minimize tree disturbance.

**Action: None**

3. (Application 08-05/CU #73) **Paoli 250 Committee of the Paoli Business and Professional Association:** Conditional Use; Proposal to retain banners throughout 2005 on Lancaster Avenue in the Special Paoli Development District (SPDD) commemorating Paoli’s 250<sup>th</sup> anniversary.

Andy Wilson explained that as part of the Paoli 250 celebration, the Committee was putting up approximately 40 banners on street lights along Lancaster Avenue in the Paoli area. The Committee is hoping to put these banners up in the next couple of weeks and take them down in the middle of November. The Township’s Ordinance requires conditional use if the banners are to stay up for more than 30 days.

**Action:** Motion made by Mr. O’Leary, seconded by Mr. McCauley, and carried unanimously to recommend to the Board of Supervisors that the above proposal be approved.

4. (Application 10-05) **Beautiful Beginnings, Inc.:** Site Plan; Proposal to add a day care to Calvary Fellowship Church at 501 Swedesford Road in the R-1 Residence District. [Plan prepared by Betzwood Associates PC, dated 4/6/05.]

John Bravacos, representing the applicant, reported that the Calvary Church which currently occupies the site has come to a leasing agreement with Beautiful Beginnings. Beautiful Beginnings, a day care center, will operate during the week in the Church’s 10 already established classrooms. There will be no structural changes at all made to the building, aside from a fence to enclose the playground area. The only change will be in the occupancy (the day care will be an accessory use of the church). The applicant sent out invitations to surrounding property owners to an informational meeting regarding this change and no residents attended (indicating no opposition). The applicant must go before the Zoning Hearing Board in May for special exception approval of the accessory use and is asking the Planning Commission for their recommendation.

The only concern the Planning Commission expressed was that of parking and circulation. While the morning drop-off traffic will not have a large impact (children are dropped off over a three hour time period), the evening pick-up traffic will be more significant (children must be picked up by 6:00 PM). Other than needing to provide one more van accessible space, the parking requirements are met.

**Action:** Motion made by Mr. O’Leary, seconded by Mr. McCauley, to recommend to the Zoning Hearing Board that the special exception for accessory use be approved.

#### **NEW MATTERS:**

1. **Park, Recreation and Open Space Plan:** Update of the Township’s 1992 open space plan, to be adopted as an amendment to the Comprehensive Plan

Ms. Gleason reported that there was a good turnout for the March 28<sup>th</sup> public meeting. A few minor changes to the Plan will result due to the suggestions made at that meeting. Some of these include describing the prevalence of bicyclists in the area and the associated programming and moving the recommendation for studying the feasibility of lights at Wilson Park to the “longer range” box in the action matrix. Also, the Plan was given to both the Pennsylvania DCNR and Chester County Planning Commission for review, and was very well received by both.

Ms. Gleason asked if there were any further comments from the Planning Commission members. Ms. Kokaz suggested that north arrows and scales be placed on all the maps and that references to the maps in the text be accompanied by page numbers.

The floor was then opened for public comments. Ron Silver, a resident of Chesterbrook, expressed some concerns about the representation of Wilson Road on the maps. These were discussed by the Planning Commission.

**Action:** Motion made by Mr. O’Leary, seconded by Mr. McCauley, to recommend to the Board of Supervisors that the Park, Recreation and Open Space Plan be adopted as an amendment to the Comprehensive Plan.

**ADJOURNMENT**

The meeting adjourned at 9:50 PM.

Respectively Submitted,

Alison Smith  
Recording Secretary