

**Tredyffrin Township
Planning Commission Workshop Meeting Minutes
May 5, 2005**

A workshop meeting of the Planning Commission was held on May 5, 2005, at the Tredyffrin Township Building. Members present included: Sean N. McCauley, Vice Chairman, J. Thomas Cooper, Libby Brinton, Edward C. Sweeney, Marlen Kokaz, Michael Tierney, and Victoria Snyder.

Members absent: Robert O'Leary, Chairman and Giovanni D'Amato.

Also present: Joseph Janasik, Township Manager, Mimi Gleason, Assistant Township Manager, William J. Bryant, P.E., and 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 #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 revised 5/19/05.]
 - Patrick Spellman from Yerkes Associates, representing the applicant, stated that he had received the Arro review letter and was responding to all of the points made in the letter.
 - Zoning variances are now noted on plan and drafting issues were resolved. Planning Commission concurred request for a waiver from doing a shadow analysis.
 - Applicant will provide a table showing required versus existing landscaping to demonstrate compliance with SDDL ordinance. Will have to add additional landscaping if needed to meet requirements.
 - Parking lot is still an issue. South side complies with current landscape requirements for islands but the East side does not.
 - St. Luke has agreed to put money in escrow and make installation of sidewalk a condition for plan approval. Exact details of surface type and layout will be decided pending information to be received from arborist.
 - Easttown Township will be advised of the plan and will be asked for input particularly about adding sidewalks along the portion of North Valley Forge Road that is in Easttown.
 - The arborist for the church will meet with Mimi Gleason, Bill Bryant, Bob O'Leary, and Bill DeHaven to determine type and placement of the sidewalk to minimize damage to the existing trees. Arborist to provide a letter of explanation beforehand.
 - An infiltration basin will accommodate runoff from the roof of the addition. BMP for stormwater was discussed and options will be looked at during the subcommittee site visit. Suggestions included changes to an existing drainage swale on the NW side of the building, curbing to direct flow along the parking lot, and plantings in certain areas to slow runoff.

2. (Application No. #26-04) **Saint David's Golf Club**: Preliminary/Final Plan; Proposal for an addition to the club house at 845 Radnor Road in the R-1 Residence District. [Plan prepared by Yerkes Associates, Inc., dated 10/18/04, revised 4/21/05].
 - Mark Rhodes, a Board member from Saint David's, presented a plan for the new clubhouse to be built on the site of the old one which will be torn down. Footprint for the new will be slightly larger than the old one, but the gross floor area will be less. Building will look very similar to what is there now as materials used to build will be the same.
 - A letter was presented from St. David's arborist stating the poor condition of a large beech tree on the property and advocating its removal. The EAC supports the decision to remove this tree. The tree will be taken down and St. David's will meet the landscape requirement of replacement trees with diameters measuring 1" for every 4" of the beech.
 - The installation of sidewalks on the North side of Upper Gulph to comply with SDDL ordinance was brought up to the applicant.
 - Parking lot may have to be striped and landscaped according to SDDL ordinance. Tory Snyder suggested they also look at the drop off points as they are currently crowded on a small loop.
 - Bill Bryant suggested getting a written agreement with Valley Forge Military Academy concerning shared sewer line in light of recent problems in the line.

3. (Application No. #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 4/13/05]
 - Mimi Gleason presented for the applicant.
 - In order for approval at the May 19 regular meeting of the Planning Commission, the applicant has agreed to move two street trees toward Upper Gulph Road.

4. (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.]
 - Vince Colvanese engineer from Chester Valley Engineers, representing the applicant, presented a plan showing changes made after an on site meeting with Mimi Gleason, Bill Bryant, Bob O'Leary, and Angelo Capuzzi.
 - Sidewalk will be repaired and will be continued to Lancaster Avenue. Pavers will be installed in a portion of an existing planter to meet streetscape guidelines for the Paoli area. One decorative streetlight (65") will also be installed per the guidelines on Lancaster Avenue.
 - Sidewalk along Paoli Court will be raised and curbed.
 - Old cement wall behind the building will be replaced with keystone type wall.
 - Post and rail fencing will be placed where retaining wall is on the west side of the property.
 - A suggestion was made to put lights on the building to shine down onto Paoli Court.
 - Bill Bryant felt that no parking signs should be installed along Paoli Court especially near Lancaster Avenue to allow adequate ingress and egress.

- The applicant is requesting one variance from the front yard setback requirement of 20 feet for parking 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.
5. (Application #03-05) Bentley by Design, L.P.: Subdivision Sketch Plan; Proposal to consolidate 2 lots on 2.5 acres and re-subdivide into 3 lots at 24 Bodine Road in an R-1 Residence District. [Plan prepared by Chester Valley Engineers, Inc., dated 4/18/05.]
- Shawn Swanson from Bentley by Design presented a new sketch plan for the proposed subdivision based on input from the PC meeting on 3/17/05.
 - A letter from Gregory Kleiber, their attorney, stated that Bentley by Design could legally build over Woodland Avenue.
 - A letter from Aqua PA stated that they could supply water to all lots as long as there was proper easement to lot 3.
 - New plans must show names and approximate locations of neighboring properties.
 - Applicant has positioned houses based on stormwater management, slopes, and marketability. Lot 3 currently has no street frontage.
 - Driveway as shown is unacceptable per Planning Commission comments. Suggestions were made to move it to the middle of the lots, to the right side of lot 2, or even to make some sort of cul-de-sac that houses could face onto and driveways could come out on.
 - Applicant needs to show landscaping on builder’s side of driveway as currently shown on plan. Also include gutters and curbing on new plan.
 - Bill Bryant noted that the back property lines do not meet correctly. The surveyors are looking at it again to determine why.
6. (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.]
- A new site plan with changes made based on the site visit by Bill Bryant, Mimi Gleason, and Bob O’Leary.
 - Title block now shows actual owners and only property to be upgraded is shown.
 - Sidewalk location is shown. Will be brick and cement varying in width from 4’ to 6’ each depending on proximity to street.
 - Five of the nine trees along the proposed sidewalk will have to be removed. Will probably put more trees in other areas for screening.
 - Will remove old streetlights and install four new ornamental lights.
 - Suggestion made to explore embedded latex blocks in crosswalk area of entrance.
 - Applicant has approached PNC about installing sidewalks and they seem receptive.
 - Planting trees to provide a riparian buffer or putting some sort of corridor along stream bed in back of property was discussed as means of providing cooling of the stream.

ZONING ORDINANCE REVISION UPDATE:

Ms. Gleason handed out copies of the revisions to all Planning Commission members in attendance. Discussion will follow at the end of the regular meeting on May 19.

STORMWATER MANAGEMENT PLAN REVISION:

Ms. Gleason reported that our stormwater management plan will need to be revised. A subcommittee was formed to draft the revised copy. Mimi Gleason, Bill Bryant, Sean McCauley, and Ed Sweeney will form the committee.

The meeting adjourned at approximately 9:00 PM.

Respectfully Submitted,

Carol O'Neill
Recording Secretary