

**Tredyffrin Township
Planning Commission Workshop Meeting Minutes
December 1, 2005**

A workshop meeting of the Planning Commission was held on December 1, 2005, at the Tredyffrin Township Building. Members present included: Robert O'Leary, Chairman, Sean N. McCauley, Vice Chairman, Libby Brinton, Edward C. Sweeney, Giovanni D'Amato, and Thomas J. Cooper.

Members absent: Michael Tierney, Marlen Kokaz, and Victoria Snyder.

Also present: Mimi Gleason, Township Manager, William J. Bryant, Township Engineer/Director of Public Works, and Steve Norcini, Director of Authority Operations.

Chairman O'Leary 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 #14-05) **Conestoga Road Associates**; Preliminary/Final Land Development and Subdivision Plan: Proposal to demolish two existing structures, consolidate two lots into one, and build a 7,800 office building at 335 and 341 East Conestoga Road in a C-1 Commercial District. [Plan prepared by Hooper Shiles Architects, dated 11-17-05.]
 - Mitch Shiles presented a preliminary/final land development for a new office building at 335 Conestoga Road. He stated that, based on previous discussions with the Planning Commission, the curb had been pulled back, sidewalks were shown, and one utility pole had been moved. There is a problem with the second utility pole in that it is on the neighbor's property which means that they will be responsible to move it. Testing had been done for groundwater levels and shown them to be very high. Therefore, the original stormwater management plan will have to be modified and resubmitted to ARRO for review.
 - Mr. O'Leary questioned whether the plan meets the Zoning Ordinance requirements for parking spaces. Dave Fiorello, engineer for the project, stated that they had 24 spaces for the existing building at 347 Conestoga Road and 26 spaces for the new building at 335 Conestoga Road. Both include six spots which are currently leased from the building to the East. Therefore, both buildings do meet the Zoning Ordinance requirements. Discussion followed with regards to putting an island in the back parking lot for the new building, as well as removing the two handicapped spots in front of the existing building at 347 Conestoga Road and replacing them with a landscaped green area. This would require the applicant to go to the Zoning Hearing Board for a variance from required parking spaces. The applicant will look into both options if the Planning Commission would be willing to recommend that the Zoning Hearing Board approve a waiver request. The Planning Commission stated that they would make that recommendation.
 - Mr. O'Leary brought up the sidewalk placement. As shown on the plan, the sidewalk would be about 4' and have an 18" verge of grass. It might be better to make the sidewalk 5' wide and bring it right up to the curb. The island as shown on the plan will have to be removed to allow for the sidewalk and handicapped ramps will have to be included on any revised plans. New plans would also need to note the length of the lease for the six spaces on the neighbor's lot and the size and non-conformity of the two spaces in front of 347 Conestoga Road, and show the access into the new building.
 - Mr. Shiles had one question regarding the height of the proposed building. It is currently designed with a flat roof in order to meet the ordinance requirements for height. If the new

- Zoning Ordinance is approved as proposed, the height will be 42' which would allow for the roof to be pitched. He asked, if they receive approval for the flat roof design, could only the roof design be changed after the new Zoning Ordinance is approved without the applicant submitting an entirely new land development plan? The Planning Commission felt that this would probably be possible as long as the footprint remained the same.
2. (Application #22-05) **Lanni Builders**; Preliminary/Final Subdivision Plan: Proposal to subdivide one lot into two lots at 781 N. Wayne Avenue in an R-1 Residence District. [Plan prepared by D.L. Howell & Associates, Inc. dated 10-28-05.]
- Mr. Canellia, attorney for the project, presented a preliminary/final subdivision plan for 781 N. Wayne Avenue. He noted that sidewalks and curb were shown as requested at previous meetings with the Planning Commission. Mr. O'Leary stated that the curb and sidewalk were shown as abutting each other. The applicant needs to revise this to allow for a 3' to 4' grass verge between the curb and the sidewalk. PADOT would require the curb to be tapered down at the end which would also need to be shown on revised plans.
 - Mr. O'Leary also asked about stormwater management. He said that during a previous meeting, the suggestion had been made that the applicant connect to the pipe on the other side of North Wayne Ave. and redirect the stormwater to that pipe. Discussion followed about where to place an inlet for the stormwater. It was decided that the best placement would be at the lower end of the property. The applicant agreed to show this on any new plans. Mr. Bryant pointed out that there was a problem with the stormwater management report that had been submitted. He said that the applicant might have to come in to meet with Township staff after the ARRO review letter was finalized.
 - Mr. Cooper stated that he would vote against the plan as shown because of the driveway placement. He felt that any car leaving the driveway would not be able to see traffic coming up the hill. It was decided that Mr. Cooper would meet the applicant at the site to discuss the best placement of the driveways. Ms. Brinton would like to have new plans show the driveways which are on the opposite side of North Wayne Ave.

The meeting adjourned at approximately 8:00 PM

Respectfully Submitted,

Carol O'Neill
Recording Secretary