Tredyffrin Township
Planning Commission Regular Meeting Minutes
October 19, 2006

A regular meeting of the Planning Commission was held on September 19, 2006 at the Tredyffrin Township Building. Members present included: Robert O'Leary, Chairman, Sean N. McCauley, Vice Chairman, Edward C. Sweeney, Libby Brinton, Thomas J. Cooper, Giovanni D'Amato, Marlen Kokaz, and Victoria Snyder.

Members absent: Michael Tierney.

Also present: Mike Fahey, Zoning and Building Officer, Stephen Burgo, P.E., Township Engineer, and Mimi Gleason, Township Manager.

CALL TO ORDER:

Chairman O'Leary called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES:

Motion made by Mr. O'Leary, seconded by Ms. Brinton to approve the September 21, 2006 regular, and October 5, 2006 workshop meeting minutes.

CARRYOVER MATTER:

(Application #03-06) **Peter Batchelor & Associates**; Land Development Preliminary/Final Plan; Proposal to build a 5,100 SF, 2-story commercial office building with 18 parking spaces at 20 Paoli Pike, Paoli, Pa. in the SPDD Special Paoli Development District [Plan prepared by Chester Valley Engineers, Inc. dated 12/12/05, last revised 10/09/06.]

- Mr. O'Leary noted that the applicant had been before the Planning Commission on several occasions and was now ready for final approval. The plans are in order and all permits have been obtained.

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

(Application #07-06) **Bob Willauer 2001**; Subdivision Preliminary/Final Plan: Proposal to subdivide one lot into two lots at 742 Upper Gulph Road, Wayne, Pa. in an R-2 Residence District [Plan prepared by Site Engineering Concepts, LLC dated 3/30/06, last revised 8/24/06.]

- Rob Lambert, engineer for the project, stated that there had been a question raised at the last meeting about the pond on the property and whether a pipe going into it supplied water possibly from a spring. The applicant had a contractor dig down along the pipe looking for evidence of a spring or flowing water. He dug out about 75' from the pond where the pipe ended in a cinder block box like structure which he also excavated. There was no visible sign of water. Mr. Lambert went out to see the pond after the heavy rainfall of last Tuesday and noted that it was full to the brim. By the next day, Wednesday, the level had dropped by a foot. Therefore, the conclusion is that the pond is man made and supplied simply by rainwater.
- Robert Matthews, prospective owner of the property with the pond, said that the wanted to build a house with a basement on the lot and was concerned that he would not be able to due to a flooding hazard. He stated that the pond contained cattails and frogs which would not survive unless the pond was actively being fed by water. Rainwater alone would evaporate and could not sustain the vegetation and frogs. He questioned why

the pipe was there if not to bring water to the pond. Mr. O'Leary noted that the plan as submitted met all of the Township ordinances, and that Mr. Willauer had submitted a letter stating his findings concerning the pond. Therefore, the Planning Commission had no reason to deny the application.

Action: Motion made by Mr. O'Leary, seconded by Mr. Cooper, and carried unanimously to recommend to the Board of Supervisors approval of the above referenced plan.

NEW MATTER:

(Application #18-06) **Pitcairn Properties**; Sketch Plan: Proposal to build 36 stacked townhouse condominium units in Chesterbrook 1,100 feet from the intersection of Morris Lane and Duportail Road in the OA Office Apartment District [Plan prepared by Yerkes Associates, Inc., dated 8/14/06, last revised 8/16/06.]

- Mike Burg, attorney for the project, stated that Pitcairn Properties had recently purchased several properties in Chesterbrook which included several office buildings and a vacant parcel of land. Tony Noce from Pitcairn Properties noted that the vacant parcel was number 11 from the original subdivision of Chesterbrook and is zoned Office Apartment (OA). The company looked at various ways to develop the property that would fit within the zoning and decided on the present plan for stacked townhomes. Mr. O'Leary asked if the impervious coverage, minimum lot size, building height, and lot coverage would meet the Zoning Ordinance. Mr. Noce said that the only one which might be close would be the height of the buildings which would be 40' tall from the front and 50' tall from the back. This would most likely require a variance. The project would also require a special exception from the Zoning Hearing Board. Mr. O'Leary noted that parcel 11 currently contains parking spaces for 1200 and 1300 Morris. He asked if removing those spaces to accommodate the new townhomes would leave the office buildings with enough parking spaces. Mr. Noce stated that 1300 Morris would be fine. Pitcairn does not own 1200 Morris, so he could not comment on whether their parking would meet the Zoning Ordinance requirements. The building at 1200 Morris had a reciprocal agreement to share parking with 1300 Morris. However, those easement agreements would be extinguished once the property is redeveloped by Pitcairn, and 1200 Morris would lose the right to use those spaces. Ms. Snyder commented about the access to the townhomes being through the parking lot of the office buildings. She felt that it did not work well for this particular development and wondered if some direct access could be accommodated. Several other Planning Commission members had concerns about the access being through the parking lot. Ms. Brinton did not feel that school buses could get back to the homes, Mr. D'Amato wanted to see a clear buffer between the homes and the office buildings, Mr. Cooper felt that emergency vehicles would not fit, and Ms. Kokaz felt that the additional traffic generated by the townhomes could create chaos during certain overlap times of the day. Mr. Nuceo responded that access from DuPortail was not feasible because of the need to cross Little Valley Creek, so Pitcairn Properties had routed the access through the parking lot. There is an area which would make a clear drive isle, but it is currently bordered by large trees and shrubs which serve as a buffer. Ms. Snyder said that they were not specimen trees, so Pitcairn might want to remove them to try and create a more direct way to enter the new development. She also told Mr. Noce that he might want to check the Zoning Ordinance about whether all off street parking had to be enclosed. The existing sketch plan shows one enclosed garage space and one open driveway space for each townhome. Steve Burgo, Township Engineer, told the applicant that each townhome would need their own stormwater management system and that it looked as if there was a stone wall with some fill located in the hundred year floodplain. He asked that these items be addressed on any future plans.

Action: None

OTHER MATTER:

Ordinance amendments to carry out recommendations in the Paoli Community Master Plan:

Proposed amendments to the Zoning Ordinance to create the Town Center District (TCD) and the Transit District (TD) in Paoli that would include elements to encourage commercial vitality, a mix of residential and commercial uses,

pedestrian connections and streetscape improvements around Lancaster Avenue and a new multi-modal transportation center and associated development on the west side of North Valley Road.

Proposed amendments to the Zoning Map to rezone certain properties between the Township line and Route 252 in Paoli from the SPDD and C1 zoning districts to the Town Center District (TCD) or the Transit District (TD).

- Mr. O'Leary noted that the Ordinances to create the TD and TCD districts had been under discussion for quite some time. One issue which had remained undecided was how to zone certain areas along West Central and Circular Avenues. Ms. Gleason, Township Manager, had meetings for residents of the affected areas and survey letters were sent out for feedback. Several Planning Commission members had set up a second meeting for the residents of West Central Avenue. Notices were mailed, and the meeting was held at the nearby Delaware Valley Friends School so that it would be convenient for the residents to attend. No one from the neighborhood attended the meeting. This left the Planning Commission members to base their decision on input from all of the previous meetings. The conclusion is that the areas north and south of West Central Avenue will be included in the new Town Center District (TCD). Discussion followed about the two sections along Circular Avenue which are being discussed for appropriate rezoning. Mr. O'Leary reiterated that meetings had been held and letters sent out to the residents of those areas. The majority of them seem to favor being included in the new Town Center District. Ms. Snyder felt that the east side of Circular should be included in the new Town Center District, but the west side should stay zoned residential. The back yards of some properties on the east side of Circular abut the back yards of some residences along Richmond Road which is actually located in Willistown Township. If Tredyffrin rezones those properties along Circular to the mixed use TCD, it would change what the Richmond Road residents back onto. Mr. Cooper wondered if Willistown might be willing to change Richmond Road to the new TCD. Mr. O'Leary said that this would not be likely. The Planning Commission members felt that it seemed most appropriate then to keep the east side of Circular Avenue as residential zoning and include the west side in the new Town Center District. Ms. Snyder noted that the zoning on the east side of Circular could be changed in the future if redevelopment plans warrant it. Ms. Gleason stated that one other area, the Paoli Shopping Center, needed to be considered for possible inclusion in the new Town Center District. Mr. McCauley recused himself and discussion followed about how to zone the property. Once the Special Paoli Development District is eliminated, the property would revert back to the underlying zoning of Shopping Center (SC). Ms. Gleason pointed out that this is an old zoning district which was defined when the area was undergoing a suburban type growth. This zoning produced large areas of surface parking surrounded by single story retail buildings which were accessed primarily by automobile. This is not consistent with the intent of the Town Center District zoning which would encourage multi-story, mixed use buildings, structured parking, and easy access for pedestrian traffic. All of the Planning Commission members expressed concern about current traffic flow problems inside the shopping center and access problems from Lancaster Avenue and Route 252. It would all get worse if the developer chose to just build up on the current buildings. If the property is to be included in the new Town Center District, the Planning Commission would prefer to see the buildings moved closer to Lancaster Avenue and some structured parking to accommodate the increased traffic. No firm decision was made on how to rezone the property, however the general feeling seems to be to let it revert to the underlying Shopping Center (SC) zoning and have the developer request a change when plans for redevelopment are submitted.

ADJOURNMENT:
The meeting adjourned at 9:00 PM.
Respectfully Submitted,

Carol O'Neill
Recording Secretary