

Tredyffrin Township
Planning Commission Workshop Meeting Minutes
October 5, 2006

A workshop meeting of the Planning Commission was held on October 5, 2006, at the Tredyffrin Township Building. Members present included: Robert O'Leary, Chairman, Sean N. McCauley, Vice Chairman, Thomas J. Cooper, Edward C. Sweeney, Libby Brinton, Michael Tierney, Giovanni D'Amato, and Victoria Snyder.

Members absent: Marlen Kokaz.

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

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:

(Application #22-05) **Lanni Builders**; Subdivision Preliminary/Final 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, last revised 9-12-06.]

- Mr. O'Leary said that revised plans had been submitted for the meeting and had been reviewed by Township staff. He noted that the plans did not show curb, verge, and sidewalks along North Wayne Avenue as had been requested. Rich Vichnesky, engineer for the project, stated that the applicant had contacted PADOT about that issue. PADOT replied that they would prefer not to have any curb or sidewalk in their right of way. Therefore, the applicant had not included it on the revised plans. Mr. O'Leary said that curb and sidewalk were a definite requirement for the subdivision. He also asked Mr. Vichnesky about the stormwater management system for the road. In previous meetings, the idea of installing an inlet and connecting it to the storm sewer on the opposite of the road was discussed. However, it seems there is an inlet further down on the applicant's side of North Wayne Avenue which would be easier to connect to. Mr. Burgo, Township Engineer, noted that the proposed seepage bed on lot 2 was located very close to the neighbors' property line and suggested that it be moved to avoid any problems for that adjacent property. He also requested that the applicant show the significant features for 300' on the south side of his property. Mr. Vichnesky replied that would like a waiver from that requirement. Mr. O'Leary said that they could have a waiver from showing the other three sides, but they would have to add the south side detail to their future plans. Mr. Burgo also noted that there will be significant grading next to the southerly neighbors' property line, and the applicant must therefore notify that neighbor of what will be done. He also asked that the grading detail be shown on the erosion and sedimentation plan along with labeling the gravel construction road which will need to be 20' wide by 50' long. There was concern among the Planning Commission members about the location of the driveway for lot 1. Mr. McCauley felt that it was too close to the sight line and should be moved down. Questions arose about whether this would work, and the suggestion was made that the Planning Commission members drive by the site before the next meeting so that would have a clear idea of where the driveway should be located. Mr. O'Leary asked where the applicant was with regards to obtaining his highway occupancy and NPDES permit. Mr. Vichnesky said that they had not applied yet because the information about curbing and sidewalks would need to be included on the applications. Now that the applicant knows what

is expected, they will apply directly. Mr. Fahey noted that the applicant had submitted a planning module and that it had been approved by the Board of Supervisors at their October 2, 2006 meeting. It was sent to DEP for their review and approval. The applicant will need to submit revised plans and letters from the outside agencies stating that the permit applications were received and being processed before any approval can be given.

(Application #25-05) **LeBoutillier Road Associates**; Subdivision Final Plan: Proposal to build 17 houses on a 70.32 acre tract known as the Hudson Property on LeBoutillier Road in an R-1/2 Residence District. [Plan prepared by Commonwealth Engineers, dated 3-8-05, last revised 9-7-06.]

- The applicant called Mr. O'Leary to say that they would not be attending this evening's meeting. Steve Burgo, Township Engineer, noted that he was still in discussions with the applicant's engineer about stormwater issues. He stated that a plan showing sight distances for the intersections had been submitted to the Township but did not include a note stating that they comply with PADOT regulations. Mr. Burgo will contact the applicant's engineer and ask that he forward the sight distance plan to Orth-Rogers for review. The applicant will need to submit revised plans and proof of their NPDES permit before final approval.

(Application #01-06) **National Penn Bank**; Land Development Preliminary/Final Plan; Proposal to demolish existing buildings and parking lot, and construct 3,064 sf one story bank with 2 drive through lanes and 15 parking spaces at 1714 Lancaster Avenue in the SPDD, Special Paoli Development District [Plan prepared by Chester Valley Engineers, Inc., dated 4-06-06, last revised 8-18-06.]

- The applicant did not appear at the meeting.

Ordinance amendments to carry out recommendations in the Paoli Community Master Plan: Proposed amendments to the Zoning Ordinance to create a new zoning district in Paoli that would include elements to encourage commercial vitality on Lancaster Avenue, a mix of residential and commercial uses, pedestrian connections and streetscape improvements.

- Ms. Gleason gave a brief overview of what had transpired since the last Planning Commission meeting with regards to the new mixed use district which will replace a portion of the SPDD district in Paoli. A letter with a survey sheet asking their preference for zoning had been sent to residents in the Circular Avenue neighborhood, and only one person has called in to respond. They did not actually live on Circular Avenue, but did own a building there and favored the area being zoned as part of a mixed use district. A meeting between some of the Planning Commission members and residents of West Central Avenue was being set up before the regular meeting of the Planning Commission in order to get their input on the rezoning of that neighborhood. As for the draft of the ordinance to create this new district, Ms. Gleason noted that day care had been added as a conditional use and that the definition for "MIXED-USE" was the only thing left to discuss. It was decided to amend the definition to "One building to be used partly for permitted residential use and partly for permitted commercial use". At this point discussion followed about the language for structured parking. It was noted that as written in the 9/26/06 draft of the ordinance, structured parking had to have a commercial component on the first floor. Mr. McCauley felt that this might preclude structured parking from being able to be put on side streets. Everyone agreed that they wanted to allow for structured parking on side streets but had concerns over how it might look. They wanted it to fit into the more residential nature of most of these streets. It was decided to add language to §208-72.C [2(a)] about the architectural details to be included on the lower levels of parking structures facing streets. Section 208-72.C[2(b)] would specify parking structures along Route 30, and a new 208-72.C[2(d)] would be added stating that any parking structure along a side street would need to have some sort of residential or commercial use on the first floor when over 75 feet in length.

- Mr. O'Leary asked what the new district should be called. It was decided to name it the Town Center District (TCD). The Paoli rail yards would be changed to the Transportation Oriented District (TOD) so as not to conflict with the new mixed use district.
- Mr. O'Leary told the Planning Commission that the sub committee meetings with Willistown regarding the TOD district were going well and that the two sides were very close to having matching ordinances. He hoped that a draft of each would be ready for the October 19th meeting.
 - Ms. Gleason had one more item to report about the Valley Forge Middle School playing fields. The approval for them had been given conditioned on the fact that curbs along the street would be added within two years if the Township thought it necessary. The two years had expired, so no curbs would be installed.

The meeting adjourned at approximately 8:30 PM

Respectfully Submitted,

Carol O'Neill
Recording Secretary