

**Tredyffrin Township
Planning Commission Workshop Meeting Minutes
November 2, 2006**

A workshop meeting of the Planning Commission was held on November 2, 2006, at the Tredyffrin Township Building. Members present included: Robert O'Leary, Chairman, Libby Brinton, Thomas Cooper

Members absent: Sean N. McCauley, Vice Chairman, Edward C. Sweeney, Michael Tierney, Giovanni D'Amato, Marlen Kokaz, and Victoria Snyder.

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 #15-06) **Salvatore Barbera**; Subdivision Sketch Plan: Proposal to subdivide one lot into four lots at 916 Upper Gulph Road, Wayne, Pa. in an R-4 Residential District [Plan prepared by f.n. maccord Architect, dated 7-20-06.]

Mr. O'Leary noted that the applicant had previously presented a sketch plan showing two duplexes at 916 Upper Gulph Road. At that time, the Planning Commission had requested Mr. Barbera have a traffic study done and present a plan for making Fairview Avenue a two way street. The applicant did submit the traffic study performed by Traffic Planning and Design, Inc. and sketch plans showing Fairview as a one way and a two way street. This information was reviewed by the Tredyffrin Township Traffic Committee who recommended that it stay as a one way street. At tonight's meeting, a third sketch plan was presented, showing Fairview Avenue staying as one way but with an expanded Right of Way. Mr. McCord, architect for the project, explained that the ROW could be extended from the existing 20' to 23' and still leave enough room for the minimum required lot sizes. If this option is chosen, the paved cartway could become 19' wide which would leave room for on street parking and curbing could be installed within the ROW with 3' wide sidewalks just outside of it. Some distance of Fairview north of its intersection with Upper Gulph Road might have to be posted for no parking in order to keep the intersection safe. Mr. O'Leary had reservations about keeping Fairview as a one way street but was willing to defer to the Traffic Committee's recommendation. Mr. Cooper was opposed to keeping it one way and making the new residents go around the block in order to access Upper Gulph Road. He feared that most residents will get to Upper Gulph by going against the one way which could be dangerous. Mr. O'Leary asked the applicant if he could return for the Planning Commission's regular meeting on November 16 so that more members could see the sketch plans and express their opinion on the proposals.

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.

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 were nearing their final versions which could hopefully be recommended to the Board of Supervisors by the end of the year. One question still being debated is the rezoning of the Paoli Shopping Center. At their last meeting in October, the Planning Commission members seemed to be in favor of keeping it as a Shopping Center District (SC) zoning until such time as redevelopment plans were submitted. At that time, the developer could ask for a new zoning classification for the property. Ms. Gleason stated that the owner of the shopping center had questioned the legality of rezoning the area west of Central Avenue to the new Town Center District (TCD) while denying the shopping center the same opportunity. She said that a representative for the shopping center wanted to make a presentation to the Planning Commission before any final decisions were made.

OTHER MATTERS:

DVRPC presentation:

A presentation on Transit Oriented Development in Southeast Pa: From planning to implementation.

Rich Bickel and Karin Morris from the Delaware Valley Regional Planning Commission presented information on Transit Oriented Development (TOD). Ms. Morris stated that DVRPC is the master planning organization for a nine county region consisting of Philadelphia and surrounding areas. They were created in 1965 and are responsible for “orderly growth and development of the region” in areas of transportation, land use, open space, housing, economic development, and demographic forecasting. The Delaware Valley Regional Planning Commission is an advocate of TOD and is trying to educate the public about the advantages of this type of development. Ms. Morris explained that Transit Oriented Development is based on growth and redevelopment centered around a community’s rail or bus station. TODs contain a mix of uses, including residential, commercial, and office which are within walking distance of the transit station. They are pedestrian friendly with a network of walkable and bikeable streets between buildings and the station. Uses that support this type of development are those geared toward convenience and service for residents, employees, and transit stop user. Uses that entertain or create activity on the street are also TOD supportive. TODs provide options for commuting and can therefore lower the use of and dependence on an automobile. Goods, services, and activities can be accessed near the station which enhances the sense of community and encourages the area to become a town center where people meet and interact. Local governments will need to put a concerted effort into amending their comprehensive plan and zoning ordinance to accommodate uses and development patterns that are transit oriented but the effort can produce a very liveable area which serves the needs of the communities’ residents.

The meeting adjourned at approximately 9:00 PM

Respectfully Submitted,

Carol O’Neill
Recording Secretary