

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

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A workshop meeting of the Planning Commission was held on February 2, 2006, at the Tredyffrin Township Building. Members present included: Robert O'Leary, Chairman, Libby Brinton, Edward C. Sweeney, Giovanni D'Amato, Thomas J. Cooper, Marlen Kokaz, and Victoria Snyder.

Members absent: Sean N. McCauley, Vice Chairman, Michael Tierney.

Also present: Mimi Gleason, Township Manager, Mike Fahey, Zoning and Building Officer

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. **Ordinance amendments to carry out recommendations in the Paoli Community Master Plan:**  
Proposed amendments to the Zoning Ordinance to eliminate the Special Paoli Development District and create new zoning districts around the Paoli train station and surrounding area; and to the Subdivision and Land Development Ordinance to add streetscape design requirements.
  - Mimi Gleason, Township Manager, gave a brief history of the Paoli Rail Yards.
    - a. In 1984 PCBs were discovered at the Paoli Rail Yard leading to its designation as a superfund site. Eventually SEPTA relocated their car storage station to another site, leaving the rail yard vacant.
    - b. While cleanup was underway, a consortium of public entities consisting of Tredyffrin and Willistown Townships, Chester County, SEPTA, AMTRAK, and others formed a task force to monitor the cleanup and coordinate planning for reuse of the vacant rail yard.
    - c. In 1996, the Paoli Rail Yard and Transportation Center Plan was completed. The plan recommended moving the Paoli Station to the rail yard property. In 2001, the Paoli Master Plan was adopted by Tredyffrin and Willistown Townships to incorporate the rail yard plan with a long range development plan for the Paoli business district.
    - d. The rail companies' efforts to cleanup the Superfund site encountered numerous obstacles, leading to years of delay. In 2005, Gannett Fleming was hired by Tredyffrin and Willistown Townships to work with a committee to draft ordinance amendments to regulate and guide development at the rail yard and surrounding Paoli business district.
    - e. During 2006, draft Ordinance amendments will be reviewed by the Tredyffrin and Willistown Planning Commissions at public meetings and a recommendation eventually made to their respective Board of Supervisors.
  - Ms. Gleason referred to a map produced by Gannett Fleming entitled Proposed Paoli Area Zoning District Boundaries. The map identifies several proposed zoning districts for Paoli.
    - a. VCB-Village Core Business District
    - b. SC-Shopping Center District (existing district in Tredyffrin)
    - c. HB-Highway Business District (existing district in Willistown)
    - d. MFR-Multi-Family Residential District
    - e. VMU-Village Mixed Use District
    - f. TCD-Transportation Center District
    - g. VDI-Village Development Incentive Overlay
  - Discussion followed concerning the draft ordinance section for the TCD-Transportation Center District. The headings would be as follows with specific language for design standards and incentives written into the applicable sections of the new ordinance.

- a. **Permitted Uses:** A Transportation Center with several other uses permitted when submitted as part of a Master Plan containing a Transportation Center. Among these uses would be multi-family residential, retail, indoor entertainment facility (modify definition in draft to limit size), and structured parking. Conditional Use could be granted for a hotel or day care center.
- b. **Dimensional Requirements:** Determine and add a residential density number.
- c. **Impervious:** Possibly increase or decrease as incentive. Example, could increase if developer adds more parking or a public plaza.
- d. **Height:** Add additional height over standard 42 foot maximum if close to train platform and as an incentive for adding general parking spaces.
- e. **Buffer Requirements:** Specific buffer requirements.
- f. **Access requirements for Transportation Center and associated uses:** Add that the traffic study should specify access into Transportation Center with the idea being to move traffic over and around the tracks. Also study projected riders on SEPTA over next several years.
- g. **Parking:** Have a traffic study done in order to define in the ordinance what parking requirements will be.
- h. **Conditional Use Standards:** To be added here.
- i. **Plan Submission Requirements:** Put Master Plan requirement here. Confirm whether proposed language is clear enough to confer desired responsibilities and rights on a developer to build according to an approved Master Plan.
- j. **Design Standards:** Specify in appropriate sections and refer back to them. Example: standards for parking structures.

The meeting adjourned at approximately 8:30 PM

Respectfully Submitted,

Carol O'Neill  
Recording Secretary