

Tredyffrin Township
Planning Commission Workshop Meeting Minutes
April 6, 2006

A workshop meeting of the Planning Commission was held on March 2, 2006, 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, Thomas J. Cooper, Marlen Kokaz, Michael Tierney, and Victoria Snyder.

Members absent: None

Also present: Mimi Gleason, Township Manager, Mike Fahey, Zoning and Building Officer,
Steve Norcini, Director of Public Works.

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 #13-05) **Jacob Yasgur:** Preliminary/Final Plan Subdivision: Proposal for a two-lot subdivision at 2190 Yellow Springs Road in an R-1/2 Residence District. [Plan prepared by Yerkes Associates, Inc., dated 3-11-06.]

- Mr. O'Leary asked if the applicant still intended to demolish the existing house. Mr. Yasgur replied that it would be up to the new owner to make that decision. Mr. O'Leary noted that the two lots would share a driveway and that sight distances for that driveway are shown on the plan. These distances are based on a posted speed of 35 mph, but he suggested that the applicant might want to change them to reflect the actual speed of 45 mph. Mr. Yasgur replied that PADOT was coming by the next day regarding the Highway Occupancy Permit, and he would discuss the sight distance with them at that time.
- Mr. Fahey pointed out several waivers that would have to be noted on the plan. The waivers would be from providing a shadow analysis, a pull off on the driveway, and a sidewalk. A waiver from having curb was already granted but should also be noted on the plan.
- Mr. Norcini said that the plans need to show topography and stormwater management design before they can be approved. Perc tests will have to be performed and the information included with the plans.

(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 last revised 3-21-06.]

- Mr. O'Leary noted that revised plans had been submitted but several items would still need to be corrected. The square footage of the building has been increased to 8,100 sf. The plans show an 18" grass verge between the sidewalk and the road. The verge should be 3' to meet the Township Zoning Ordinance. Therefore, it might be better to move the sidewalk tight against the curb. Also, the lighting plan shows spillage onto an adjacent parking lot. This could be a problem for future development so it needs to be addressed now. The applicant stated that shields could be put on the lights to reduce the spillage. Several variances will have to be requested from the Zoning Hearing Board including, parking spaces of less than 20' long by 10' wide, access width of less than 25', no off street loading zone, and planter island in parking lot is smaller than 10'. The plan still shows two utility poles too close to the new curb cuts. They will both have to be moved. Mr. Shiles commented that one of the poles is not on their property, so how could he be responsible to move it. Mr. O'Leary stated that the pole was probably in the right of way which

meant that he could go in and move it. Mr. Norcini suggested that Mr. Shiles check to see if the ultimate right of way was the same for the applicant's property and the neighbor's property. If it is, then Mr. Shiles could move the pole. Mr. Norcini also noted that if the building was enlarged from previous plans, a full planning module for the sanitary sewer would have to be submitted. He pointed out that the stormwater management system was very good but would need to allow for Township access at the orifice. Ms. Gleason pointed out that the Planning Commission would need to make two motions on this plan when it is submitted for approval. One motion recommending the lot consolidation plan to the Board of Supervisors, and another motion approving the land development plan.

(Application #23-05) **Steve Schragger**; Site Plan: Proposal for a new parking lot to support a change of use from residential to commercial office at 29 Berkley Road in a C-1 Commercial District [Plan prepared by Site Engineering Concepts, LLC dated 7-16-05, last revised 3-29-06.]

- Mr. O'Leary noted several corrections that should be made to the revised plan that had been submitted for this meeting. The location and width of the driveway should be shown including curb cuts. Extend sidewalk all the way to the property line. The garage will need to be repaired or torn down. Stormwater management design will have to meet the ordinance requirements. The calculations and perc test results should be included. Mr. Schragger described the stormwater management as a bed under the porous paving with stone around the edge of the driveway. Mr. Norcini said that he would rather see a trench grate system so that it could be cleaned off when needed. Ms. Snyder noted that the landscape plan should include a compliance chart.

(Application #25-05) **Keystone Property Group**; Preliminary Land Development Plan: Proposal for exterior refinishing to 6 office buildings and a 26,000 sf addition to 2 office buildings at the Valley Forge Office Center, 656-676 Swedesford Road, in the P Professional District. [Plan prepared by Nave Newell, dated 1-04-06, last revised 3-22-06.]

- Mr. O'Leary noted that the revised plans showed the sidewalks and bus shelter as requested by the Planning Commission. The retaining wall for the basin is a maximum of 4' high, so it will not need any fencing or railing. The applicant has submitted the plan to the Chester County Conservation District and is waiting for the adequacy letter. A full planning module for the sanitary sewer was sent to the Township. Mr. Norcini noted that the system does have capacity and conveyance so he will send a letter to that effect. He requested that the manhole for the storm sewer be kept raised and covered with a watertight frame and cover. The applicant agreed to do this. A Highway Occupancy permit was granted for the sidewalks and a copy was made for the Township file. Mr. Norcini stated that the applicant would also need an NPDES permit due to the size of the area being disturbed. Ms. Snyder asked if the street tree ordinance requirements had been met. She asked the applicant to check into putting street trees along Old Eagle School Road. Mr. O'Leary noted that the lighting plan showed some areas that were still dark. The applicant will try using higher watt bulbs to see if that will fix the problem. The applicant will submit new plans for preliminary approval at the April 20 regular meeting.

(Application #03-06) **Peter Batchelor & Associates, PC**; Preliminary Land Development Plan: Proposal to demolish existing building and build a new 4,500 sf office building at 20 Paoli Pike in the SPDD Special Paoli Development District. [Plan prepared by Chester Valley Engineers, Inc. dated 1-12-2006, last revised 3-27-06.]

- Mr. O'Leary stated that the applicant had submitted revised plans showing revisions per Planning Commission comments. One street light had been removed, the dumpster had been relocated, and the building moved to allow for a 10' side yard setback. Mr. Norcini said that he would send a letter to PADOT so that Mr. Batchelor could get his Highway Occupancy Permit. At this point the applicant is ready for preliminary approval on April 20, 2006 with the condition that he get the HOP before final approval.

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.

- Mr. Fahey presented a draft ordinance for the TCD (Transportation Center District) to be located on the Amtrak property in Paoli. He noted that two major changes from the last draft were to limit the size of surface parking lots and tie that to creating structured parking and to add design standards for those parking garages. Surface parking would be limited to 150 spaces before structured parking had to be added. Much discussion about the number of parking spots for surface parking followed. Sean McCauley did not want to see structured parking tied into the size of surface parking and suggested that Mr. Fahey check ULI for a benchmark number of parking spots for the surface parking areas. Mr. O’Leary asked if Mr. Fahey could provide a visual for the size of the lots. Maybe comparing them to an existing parking lot in the area like Gateway Shopping Center or Paoli Shopping Center.
- Design standards for structured parking would include a provision that all structured parking have a transparent street level façade between the height of three feet and eight feet above the walkway for no less than 60% of the length of the building, and shall include commercial-type windows and door openings. The ordinance would also require that all primary structures shall contain space suitable for lease to commercial tenants along the entire length of each first floor façade which faces a street. Mr. McCauley felt that the language in 208-72.D(1) was not appropriate, and that retail tenants as mentioned in 208-72.B(2) would not work in this district. He suggested that the ordinance should offer the developer bonuses for density and height in return for architectural improvements. The members of the Planning Commission agreed that 208-72.D(1) be removed from this section of the ordinance and to remove the first sentence in 208-72.B(2) regarding commercial space on the first floor of structured parking facilities. Due to the importance and complicated nature of reviewing the draft ordinance for the Transportation Center District, it was decided to limit the agenda for the next workshop meeting on May 4, 2006 to this matter.
- Mr. Fahey introduced the concept of requiring buildings over 10,000 sf of gross floor area to be certified by the U.S. Green Building Council. The requirement would be for a “Silver” certification as defined by the Leadership in Energy and Environmental Design (LEED). He will provide the requirements for this level at the next workshop meeting.

The meeting adjourned at approximately 10:00 PM

Respectfully Submitted,

Carol O’Neill
Recording Secretary