

**Tredyffrin Township
Planning Commission Regular Meeting Minutes
April 19, 2007**

A regular meeting of the Planning Commission was held on April 19, 2007 at the Tredyffrin Township Building. Members present included: Sean McCauley, Chairman, Robert O'Leary, Vice Chairman, Edward C. Sweeney, Libby Brinton, Thomas J. Cooper, Giovanni D'Amato, and Victoria Snyder.

Members absent: Michael Tierney.

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

CALL TO ORDER:

Chairman McCauley called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES:

Motion made by Mr. McCauley and seconded by Mr. O'Leary to approve the March 15, 2007 regular meeting minutes and the April 5, 2007 workshop meeting minutes

CARRYOVER MATTERS:

Application (#04-07) **Clough Harbour & Associates**; Land Development Preliminary Plan: Proposal to demolish the existing service building and the existing convenience store and to construct a new service building which will contain the convenience store and have a smaller gas island at milepost 324.5 on the east side of the Pennsylvania Turnpike in an R-1 Residence District [Plan prepared by Clough Harbour & Associates, dated 2-1-07, last revised 4-4-07.]

- Joe Grasso, representing Clough Harbour, presented revised plans based on comments from previous PC meetings and township staff. He noted that variances for building height, light pole height, use, and fence height would be needed and that Clough Harbour was scheduled to appear at the April 26, 2007 ZHB meeting. They hope to be granted the variances at that time and get final approval from the Planning Commission at the May 17 meeting. Mr. Burgo asked if they had filed for their NPDES yet, as he had called the county and was told that nothing is on file for the project. Mr. Grasso said that they had submitted their application and promised to check with the Chester County Conservation District about its status. Mr. Burgo questioned the stormwater management plan. He felt that additional BMPs should be added to help control volume and infiltration. Mr. Grasso stated that perc tests had shown the ground to have very little permeability so that additional infiltration would be hard to accomplish. Mr. Burgo said that their test result of ½" per hour was within the parameters for infiltration and indicated that they should revisit their stormwater management plans. Mr. O'Leary asked why nothing had been done with the paved area to the west of the building. He noted that the Planning Commission had suggested it be removed and replaced with grass in order to reduce runoff. Mr. Grasso commented that it was owned by the Turnpike Commission who had no intention of replacing it. The service plaza leases the ground on which they are located and has no need for any additional space in that lot. Mr. O'Leary also expressed concern about the pet area location. It seems dangerous to have to walk pets across traffic lanes to access it. Mr. Grasso said that they would look into moving it. A question arose about how the new building would be affected by the turnpike widening. Mr. Grasso stated that the building and canopy had been moved back from the edge of the paved shoulder. The service plaza building went from 116 feet to 121 feet back and the canopy from 35 feet to 68 feet back. Ms. Brinton requested that Clough Harbour provide topos and pictures of what they have done at other service plazas on the Turnpike to give the Planning Commission an idea of what to expect. Mr. Grasso said that he would be glad to provide those, however, the only one completed so far is Oakmont near Pittsburgh. He did say that the lot size and location are very similar to the Valley Forge site so it should be a good representation of what the final product will look like.

- Mr. Fahey stated that staff comments would be emailed to Clough Harbour on Friday morning, so that they could revise their plans in time for the May meetings.

Action: None

NEW MATTER:

Application (#06-07) **Leslie Bear**; Subdivision/Lot Line Change Final Plan: Proposal to change the lot line between 1774 and 1750 Indian Run Road in an R1/2 Residence District [Plan prepared by Yerkes Associates, Inc., dated 3-9-07.]

- Mr. Bear presented the lot line change plan stating that about ½ acre of land would be transferred from Detato to Bear in order to square off the back of the property. Mr. Fahey stated that staff has reviewed the plan and see no problems with it. Mr. McCauley said that the application has been sent to the Chester County Planning Commission, but their response has not yet been received. He noted that no decision can be made by the Planning Commission until they have Chester County's letter. The applicant agreed to come back to the May 17, 2007 regular meeting.

Action: None

Application (#07-07) **WP 851 Associates LP**; Land Development Preliminary Plan: Proposal to build four commercial buildings totaling 23,517 square feet to accommodate retail, restaurant, and bank uses at 851-867 West Lancaster Avenue in a C-1 Commercial District [Plan prepared by DL Howell, dated 4-05-07.]

- Lou Colagreco, attorney for the project, gave a brief description of the plan. He said that there would be approximately 23,000 sf of retail space on the site which is next to the Whole Foods store and backs up to the railroad tracks. There will be a bank pad, a 3,000 sf restaurant building, and two buildings with spaces for individual tenants. It will have a town look with different heights and roof pitch. Stormwater management calculations were included in the application but the system itself is still being designed. Mr. McCauley said that it looked as if building #2, the restaurant space, had its back facing Lancaster Avenue. This would need to be revised. Mr. O'Leary asked if the applicant had considered trying to connect their property to the Whole Foods property. Mr. Colagreco said that they had asked but had been turned down. Mr. O'Leary noted that the applicant would have to follow the streetscape design standards and wondered if they would consider extending it in front of the Leslie Pool building. Mr. Colagreco said they would not. Several Planning Commission members questioned the access, internal circulation, and parking for the site. The applicant has submitted their traffic study to PADOT for preliminary review and will be setting up a meeting to discuss any issues. Ms. Snyder suggested that staff attend that meeting since access and circulation are so tight. She advised the applicant to study the traffic patterns and see if they can be improved. The applicant agreed to revise the plans based on tonight's comments and come back to a future meeting.

Action: None

OTHER MATTERS:

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 Transportation 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 Glenn Avenue in Paoli from the SPDD, C1, and R3 zoning districts to the Transit District (TD), Town Center District (TCD), C1, C2, and SC zoning districts.

Add Streetscape design standards to the Zoning Ordinance to insure consistency with the Subdivision and Land Development Ordinance for the TD and TCD districts.

- Mr. McCauley recused himself from any discussion or vote on the ordinance amendments. Mr. O'Leary stated that the draft ordinance had been sent to the Board of Supervisors in March and been sent back with questions for review. The Planning Commission did review the questions at their April 5, 2007 workshop meeting and did make some minor revisions at that time. However, several issues remain in question and he said that the goal this evening is to address them, listen to public comment, vote, and recommend the new draft to the Board of Supervisors for their May 21, 2007 meeting.
- The first item to be discussed is West Circular Avenue. The Planning Commission had debated the zoning for this part of Circular Avenue for some time. A public meeting was held and surveys were sent out to poll the residents about whether to include their properties in the new TCD (Transportation Center District) or to keep them R3. The consensus was to include them in the TCD. Subsequently, the residents of Wistar Road, who had not been included in the survey, expressed their concern about the zoning change. Several residents from Wistar Road got up to speak and all requested that the five parcels on West Circular remain as R3 zoning. The Planning Commission agreed and asked Mr. Fahey to make sure that the new zoning map shows the parcels as R3 zoning.
- Density and parking were discussed at the workshop also. As a result, density for apartments in the TCD district had been reduced by requiring a lot area per dwelling unit of not less than 2,100 square feet. This would allow approximately 20 units per acre. Parking, which had been set at 2 spaces per unit for apartments, was questioned at the Board of Supervisors meeting. The Planning Commission revisited the number at the workshop meeting and decided to go back to 2.5 spaces per unit for multi-family dwellings. Mr. Ed Morris, who is proposing a condominium building on South Valley Road in Paoli, stood up to comment on the new numbers for density and parking. He feels that his project would provide impetus for further higher density along Lancaster Avenue which is the goal of the new TCD. However, he cannot develop his property given the new lower density and higher parking space numbers. He is already proposing subsurface parking for his building which is very expensive, and he will need more density to make it economically feasible. After further discussion, the Planning Commission members compromised at 2.25 parking spaces per unit for multi-family dwellings in the TCD. Ms. Snyder did note that bonuses for density had been included in the ordinance for commercial properties but not for residential. She suggested that a bonus be added for residential to allow a lot area per dwelling unit of 1,800 square feet which would be 24 units per acre. One of the bonus requirements could be that 75% or more of parking has to be structured or subsurface. This could be a help to Mr. Morris's project. Ms. Snyder also noted that two definitions were missing from the ordinance. One for floor area ratio and one for mixed use.
- Mr. O'Leary summarized the revision to the TCD ordinance as follows:
 1. Keep West Circular Avenue properties as R3 zoning.
 2. Make parking requirements be 2.25 spaces per unit for apartment buildings.
 3. Add a bonus for residential units that would increase density to 24 units per acre if 75% or more of the parking is structured or subsurface.
 4. Add definitions for Floor Area Ratio and Mixed Use.

Action: Motion made by Mr. O'Leary, seconded by Mr. Cooper, and carried unanimously, with Mr. McCauley abstaining from the vote, to recommend to the Board of Supervisors approval of the above referenced ordinance amendments.

ADJOURNMENT:

The meeting adjourned at 9:30 PM.

Respectfully Submitted,

Carol O'Neill
Recording Secretary

PC minutes