

Tredyffrin Township
Planning Commission Workshop Meeting Minutes
May 3, 2007

A workshop meeting of the Planning Commission was held on May 3, 2007, at the Tredyffrin Township Building. Members present included: Sean N. McCauley, Chairman, Libby Brinton, Edward C. Sweeney, Giovanni D'Amato, Thomas J. Cooper, and Robert Whalen.

Members absent: Robert O'Leary, Vice Chairman, Michael Tierney, and Victoria Snyder.

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

Chairman McCauley 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 (#05-07) **Pitcairn Properties**; Sketch Plan: Proposal to build a three story office building on Parcel 11 - Chesterbrook in the OA Office Apartment District [Plan prepared by Yerkes Associates, Inc., dated 2-20-07, last revised 4-25-07.]

- Tony Noce, from Pitcairn Properties, presented a revised sketch plan showing changes that had been made in response to issues raised at last month's Planning Commission meeting. He said that the access way will be highlighted with a different color surface, a loading zone had been added to the front of the building, and the building had been reduced from 74,000 sf to 60,000 sf by removing the third floor. Parking would be at 4.43 spaces per 1,000 sf of floor space if they fill in the drainage ditch, with 136 spaces to be provided by extending the parking structure deck if the need arises. The additional spaces would bring the project into compliance with parking requirements. Mr. Burgo, Township Engineer, stated that he had visited the site earlier in the day and had concerns about filling in the drainage ditch. He noted that certain vegetation looked to be alive and indicative of wetlands. This would require a wetlands expert to do a study and provide a written report. Mr. Noce said that Yerkes had studied the area and found no wetlands. Mr. Burgo wants further investigation; and noted, that if there are wetlands, permits from agencies outside of the Township would be needed. He wondered if they had thought about putting a pedestrian bridge over the ditch and connecting it to the existing parking structure which could then be enlarged. Mr. Fahey asked if the future parking additions would be engineered in any plans submitted for final approval. Mr. Noce said yes. This is part of the requirement for subdivision/land development. Design for this reserve parking and documentation about what would trigger its construction will be included in the submissions for approval.

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.]

- Debbie Shulski, attorney for the project, presented revised plans with changes based on comments from previous Planning Commission meetings. She noted that fully compliant streetscape is shown, buildings were moved to meet setback requirements, all parking spaces are 10' X 20' per the zoning code, and the rear of building #2 will have faux windows so that it will look like the front of the building. Several Planning Commission members still have concerns

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about traffic into, out of, and inside of the shopping center. Mr. McCauley asked if the bank building could be pulled forward to line up with building #2. Ms. Shulski said that this was not possible, as the bank needed room for three drive thru lanes and a bypass lane. Mr. McCauley asked if it was the intent for traffic using the bypass lane to be able to turn left and right onto Lancaster Avenue when exiting. Ms. Shulski said yes. Mr. Burgo noted that the Township had sent the plans to Orth Rodgers for a traffic study. They have given a preliminary opinion expressing concern with the full flow entrance, the two way turns out of the bypass lane, and the interior circulation of traffic particularly for trash pick up. Without a traffic light and with access drives directly across Lancaster Avenue, this could become a hazardous area. The applicant's traffic engineer stated that they had submitted the plans to PADOT who were fine with turns being made in both directions from the bank bypass lane and with two way turns from the main access drive as long as there is a restriction to right only during peak hours. Mr. Burgo said that the Township would want the bank bypass lane to be a right out only. Mr. Fahey asked that the applicant get information from the bank about estimated traffic for the drive-thrus to verify that they actually need three. If three lanes are not required, it may be easier to move the bank building up to the property line. Traffic issues will have to be discussed further with PADOT, the Township, and the applicant. Mr. Cooper asked for some additional sidewalk going into the shopping center so that a pedestrian did not have to cross the entrance drive. Mr. Fahey noted that the sidewalk inside of the shopping center could be 4' wide instead of the 6' wide required along Lancaster Avenue. He also asked if PADOT had requested additional right of way, stating that the Township would want 30' along Lancaster. Justin Linette, engineer for the project, talked about stormwater plans. He said that they had hit groundwater during perc tests which means that an enclosed underground system will have to be used. The plans for this are still being designed, and the applicant will be meeting with DEP to discuss quality issues. Ms. Shulski made a final comment stating that they are asking for two waivers which are noted on the plans. One from providing existing features within 300' and a second from having to provide a shadow analysis.

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, 1495 Valley Forge Road, Wayne in an R-1 Residence District [Plan prepared by Clough Harbour & Associates, dated 2-1-07, last revised 4-4-07.]

- Joe Grasso From Clough Harbour presented architectural plans to show what the new service plaza will look like. He noted that they had gone to the Zoning Hearing Board meeting on April 26 to request several variances including height of the building, height of the light standards, and height of a fence around the trash dumpsters. Mr. McCauley asked why the building had to be so high. He said that it is 33' to the eaves and 52' to the peak. This is to accommodate a celestory which is translucent and will allow light to shine through which will have an affect on both the neighbors to the rear and Valley Forge Park across the Turnpike. He suggested that perhaps they could block the light from the back by eliminating the celestory windows and providing a significant buffer at the rear of the property. Mr. Burgo asked where the plan was showing the existing conditions within the parameters requested at the last meeting. Mr. Grasso replied that they were requesting a waiver from providing a plan showing features within 300' from the plaza. Mr. Burgo replied that there would be no waiver for this. There needs to be a topographic plan showing the site north into Valley Forge Park and west to Valley Forge Road. This is the only way to tell where the stormwater is coming from and where it is going. Mr. Burgo also expressed serious concerns with the existing stormwater plans. They show only a glorified detention basin with a release valve. He wants to see smaller subsurface infiltration systems along the way to the basin in order to control volume. Questions arose about the lines which define the lease area..

- Mr. Burgo noted that the detention basin is currently outside of what HMS is required to maintain and asked who would be responsible for maintenance of the basin. Mr. Grasso said that HMS would have this line changed so that the basin falls within their maintenance area. Mr. McCauley stated that the Township would want a document restricting the parking lot to the west from ever becoming part of the service plaza facility. The Township will also need access from Valley Forge Road to the site for inspections during construction. Mr. Fahey questioned if trucks can fit into the pump islands. Mr. Grasso noted that they had been moved 10' to make it easier. Mr. Fahey asked that the Township be given a blow up of the truck fueling and parking area showing all setbacks. Several Planning Commission members had concerns about the design of the building and asked what color the roof and buildings would be. They saw a sketch where it is bright "Sunoco" blue. Mr. Grasso said that he will make sure that the roof will be grey. Questions were also asked about why the lights had to be so tall. He responded that the Turnpike Commission had asked for a certain amount of foot candles around the plaza. Clough Harbour felt that the fixtures as shown would provide this level of ground lighting. Because they will be angled at 90 degrees and have shields, they will light mostly the ground and the sky glare should be much less than currently exists. Mr. McCauley asked if there was any berm in the landscape plan. He suggested that they put one back in the area where the cars will be turning so that the headlights do not shine directly into the backyards of the houses. He also asked if Clough Harbour or the Turnpike Commission had received the letter from Valley Forge National Park outlining their concerns. Mr. Grasso has not seen it and asked that their comments and any from the Township that need to be addressed by the Turnpike Commission be put on letterhead and sent to him. He said that they would be back with revised plans in time for the June 21 meeting and would be asking for final approval at that time. Mr. McCauley asked that those plans have all changes highlighted and tabbed before they are sent to the Township for review. This will help to expedite the process.

The meeting adjourned at approximately 9:15 PM

Respectfully Submitted,

Carol O'Neill
Recording Secretary