

**Tredyffrin Township
Planning Commission Workshop Meeting Minutes
January 3, 2008**

A workshop meeting of the Planning Commission was held on January 3, 2008, at the Tredyffrin Township Building. Members present included: Robert O'Leary, Vice Chairman, Libby Brinton, Edward C. Sweeney, and Victoria Snyder.

Members absent: Sean N. McCauley, Chairman, Giovanni D'Amato, and Thomas J. Cooper.

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

Vice 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:

Review the draft version of the Comprehensive Plan focusing on the land use section.

- Ms. Gleason presented a very brief overview of the draft version of the Comprehensive Plan. She noted that the plan has four chapters: Chapter One is background information. Chapter Two describes existing conditions, as well as demographic projections. Chapter Three is the "Growth Management Plan," or policy recommendations. Chapter Four is the Implementation Plan. She said that the draft is not as complete as she had expected and that several things would need to be corrected. Chapters Three and Four are the guts of the plan. Growth will occur in Tredyffrin and the plan outlines how to manage it and where to put it.
- The subcommittee for the Comprehensive Plan had identified several goals and objectives for the future of Tredyffrin. During this evening's meeting, the discussion will focus on the Land Use section of Chapter Three "Growth Management Plan". Much of the land use related to growth will be in the form of redevelopment of existing areas. New concepts for this redevelopment include the creation of Rail Station Mixed Use Centers in the area of the Paoli and Devon/Strafford stations, and community mixed use centers at the Gateway Shopping Center, the Chesterbrook Shopping Center, and the Valley Fair Shopping Centers. Some existing office and business park centers will be zoned to allow for building of four to six stories. These centers include, Devon Park Drive, Cedar Hollow, and Chesterbrook. The 2005 Tredyffrin Township Park Recreation and Open Space Plan (PROS) is supported by the Comp Plan which concurs with the need to provide areas for natural resource protection, recreational activity, deed restricted permanent undeveloped lands and greenways to create an open space system for the Township. The Land Use Plan contains a combination of additional ideas for residential, commercial, industrial, and institutional uses. Residential areas are identified and categorized according to the number of dwelling units allowed per acre. In general, low density development is proposed for most of the areas of the township that are intended for residential use. Very low density is appropriate for tracts generally located

in the northwestern portion of the township. This development should follow the principles of cluster subdivision. Development of residential units on vacant, undeveloped, and under-developed lots or “infill” development should be compatible with the bulk, scale, and density of the existing neighborhood. Most of the retail and office development will occur in the new Mixed Use Centers and Office and Business Park Centers. However, opportunities for new commercial development do exist along Lancaster Avenue between PA 252 on the west and Old Lancaster Avenue on the east. Industrial uses are designated to continue along the US Route 202 corridor. Heavy industry is not a reasonable prospect; however, light industrial operations could occur. The most likely and appropriate location is in the vicinity of Cedar Hollow Road. Institutional buildings including schools, township municipal building, and public libraries will be maintained and upgraded over the planning period. The Township should also plan the development of a community center that would serve as a focal point for Tredyffrin Township and would provide opportunities for recreational and social activities.

- During the meeting, the land use text and map were extensively reviewed. Mr. Sweeney questioned the numbers in the Population Forecasts on page 46 of the draft, and the resulting number of housing units that would have to be constructed to accommodate this increase in population. He felt that these sections should be reviewed and changed as needed. Other sections of text were also revised, added, or moved as needed. Some minor corrections to the land use map were discussed. It was decided that exact parcels would be checked for accuracy, marked on a large scale version of the map, and then transferred back onto the 11' X 17' version included in the Comprehensive Plan.

The meeting adjourned at approximately 9:30 PM

Respectfully Submitted,

Carol O'Neill
Recording Secretary