

**Tredyffrin Township  
Planning Commission Workshop Meeting Minutes  
October, 2008**

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A workshop meeting of the Planning Commission was held on October 4, 2008, at the Tredyffrin Township Building. Members present included: Sean N. McCauley, Chairman, Robert O'Leary, Vice Chairman, Libby Brinton, Edward C. Sweeney, Thomas J. Cooper, Victoria Snyder, Robert Whalen, Gio D'Amato and Trip Lukens.

Members absent: None

Also present: Stephen Burgo, P.E., Township Engineer, 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:**

Application (#07-07) **WP 851 Associates, LP**; Land Development Preliminary Plan: Proposal to build three commercial buildings to accommodate retail and restaurant uses at 851-867 West Lancaster Avenue in a C-1 Commercial District. [Plan prepared by DL Howell, dated 4-05-07, last revised 9-22-08].

- Ms. Shulski, attorney for the project, said that the applicant had been granted preliminary approval in May with five conditions to be met. They are here this evening to show revised plans which they feel address those issues and to seek any further comments from the Planning Commission before they come in for final approval. She noted that all third party permits had been applied for, comments had been received from the various agencies, and information has been resubmitted to address those comments. The applicant is expecting to have the permits in hand shortly. Mr. O'Leary asked that the streetscape be shown in detail. Show the pavers, the concrete pad for the bench, and line the sidewalk up with the Leslie Pool sidewalk on the east side of the property. Ms. Shulski agreed that it would be done. Mr. Burgo stated that the landscape plan was fine, and the peak rate control for stormwater was ok. However, volume control still needed some additional information. Details are needed for the green roof to be installed, and the rain gardens need to have curb cuts. He also said that the plan showed only partial circulation information. A full circulation plan showing all turning radius and access to trash receptacles needs to be submitted. Mr. McCauley asked the applicant if the entrance is still full access and was told that it is. He also asked if the property had enough capacity for the sewer system. The applicant said that they did and that the planning module approval was just waiting for an update from Mr. Norcini. Mr. O'Leary stated that he would like Township staff to determine the location of the streetlight so that it lines up with the lights at Whole Foods. This way, in the future, any decorative lights installed between Whole Foods and the WP shops will be properly aligned. Ms. Snyder asked exactly when the applicant expected to get their HOP permit. Mr. Linette answered that PADOT had asked for further information from Traffic Planning Design which had been provided and approved. The applicant will be sending revised paperwork tomorrow. Mr. Burgo stated that the initial escrow cost estimate had been submitted, reviewed, and suggestions made for changes. Mr. Whalen asked whether the grade to the right of building #2 could be modified to tie in with less slope. Mr. Linette stated that it would be very slight as shown on the plan.
- Ms. Shulski asked if the application could be put on the agenda for the October 16, 2008 regular meeting. It would be tentative based on the applicant's acquiring the third party permits. Mr. Burgo said that this would work as long as we have copies of the permits and final plans in hand before the

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meeting. He also reminded Ms. Shulski that the Township would need an extension letter if the applicant was not ready in time for the meeting on October 16. Ms. Shulski agreed.

**OTHER MATTERS:**

**Draft Historic Preservation Plan:** Discussion of the draft Historic Preservation Plan.

- Mr. McCauley suggested that this discussion be postponed until a future meeting. Ms. Gleason said that this would be ok. She did mention that Mr. Cooper had picked up a change that should be made. Section 5.2.D needs to have the language about 'resources of similar significance' changed to reflect the definition of significant in section 5.1.E. Mr. Sweeney noted that he and other members of the Planning Commission had attended a meeting of HARB where Michelle LeFerve from the state spoke about historic preservation. Mr. Sweeney felt that Mr. LeFerve was in favor of a rather intrusive historic presence in the County. This seems to go against the agreement already worked out between the planning Commission and the HARB. He noted that this agreement had taken several meetings to work out and hoped that the speech did not open the way for the need to revise the jointly agreed upon plan. If further revisions were to be made, Mr. Sweeney wants to be sure that the Planning Commission will be part of those discussions. Mr. O'Leary did not feel that the speech would necessitate a re-review of the plan. He felt that the message was more toward tightening up the documentation and record keeping of the HARB with regards to the classification of historic properties.

**Mt. Pleasant Subcommittee Reports:** Report from Bob Whalen and Libby Brinton on the subcommittee meetings with the Mt. Pleasant neighbors.

- Mr. Whalen and Ms. Brinton noted that two meetings between the developer of the proposed subdivision on Henry Avenue and the Mt. Pleasant neighbors had been held. Mr. Whalen said that the neighbors had expressed three major concerns. They wanted parking to be limited to the north side of the street, they wanted each dwelling to have a two car garage and two parking spaces in the rear, and they wanted assurance that the developer was not going to clear cut the properties. They asked the developer to come to a second meeting and bring a landscape plan along with architectural renderings of the buildings for them to look at. Ms. Brinton said that the second meeting had been held the night before, October 1, 2008. The developer did bring a detailed landscape plan and the architectural drawings. They also brought a revised sketch plan showing the cul-de-sac angled slightly to the southeast and with no interior planting island as previously shown. The house on lot #5 had been moved slightly to avoid the sewer easement, and a retaining wall along the driveways of lot #6 & #7 had been added. Mr. Whalen asked if the sewer line could be moved during construction so that instead of going through lot #5 it could be run along the front property line. Ms. Brinton noted that the landscape plan and architectural renderings had helped to overcome the neighbors concerns, and those in attendance seemed to be in favor of the project. They like the idea of an honorarium for Maize B. Hall, but nothing has been decided upon. Mr. Whalen wondered if the street could be named in her honor. Ms. Gleason said that the police would have to take a look at that.
- Mr. Burgo noted that there are stormwater issues on the site which will have to be addressed. One of those issues is that the stormwater inlets and piping in the street are completely clogged and will need to be replaced. The meeting adjourned at approximately 7:30 PM

Respectfully Submitted,

Carol O'Neill  
Recording Secretary

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