

**Tredyffrin Township
Planning Commission Regular Meeting Minutes
November 20, 2008**

A regular meeting of the Planning Commission was held on November 20, 2008 at the Tredyffrin Township Building. Members present included: Sean McCauley, Chairman, Robert O'Leary, Vice Chairman, Edward C. Sweeney, Victoria Snyder, Trip Lukens, Bob Whalen, Giovanni D'Amato, Libby Brinton, and Thomas J. Cooper.

Members absent: None

Also present: Mimi Gleason, Township Manager, and Stephen Burgo, Township Engineer.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion made by Ms. Brinton and seconded by Mr. Sweeney to approve the October 16, 2008 Regular meeting minutes, and the November 6, 2008 Workshop meeting minutes with changes to be made per Mr. O'Leary's comments.

CARRYOVER MATTERS:

Application (#07-07) **WP 851 Associates, LP**; Land Development Final Plan: Proposal to build two 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 10-13-08.]

- Debbie Shulski, attorney for the project, noted that the applicant had received all of their third party permits and had submitted hard copies to the Township. She said that the location of a streetlight had come up. The location will be changed to meet the Township ordinance requirements, and the revised plans will be sent to Mr. Burgo for his approval. Mr. Burgo stated that all of the conditions from the preliminary approval had been satisfied and he felt the plan was ready for final approval.

Action: Motion made by Mr. Whalen, seconded by Mr. Lukens, and carried unanimously to recommend approval of the above referenced plan with the condition that the streetlight location be revised to the satisfaction of the Township Engineer prior to signing and recording.

Application (#11-07) **University of Pennsylvania**; Land Development Final Land Development Plan: Proposal to build a 90,000 sf medical office, teaching, conference, and ambulatory surgery center building at 1001 Chesterbrook Boulevard in an HO Hotel Office District [Plan prepared by Pennoni Associates, Inc. dated 4-11-07, last revised 11-06-08.]

- Mike Burg, attorney for the project, said that the applicant was here this evening to clarify their status. They understand that no final approval can be given until they receive their HOP. Mike Kissinger, engineer for the project, noted that the application had been sent into PADOT. They have requested a letter signed by the Township Engineer stating that the Township is aware of the project before they can begin a review of the application. Mr. Kissinger said that he would send a copy to Mr. Burgo for his signature. Mr. Burgo said that he would sign the letter once he received it. He also said that the HOP and other agreements had to do with off-site work and parties other than the Township. He stated that all of the on-site work is to his satisfaction including the stormwater management system, and that he is comfortable giving his approval to it. Mr. McCauley agreed and said that once the Township has proof of an HOP, he will call a vote for final approval.

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- Mike Burg asked if it would be possible for Penn to begin some earth moving work on their property. It would involve clearing, grubbing, and grading the property in preparation for the future building. Mr. Burgo said that he would fine with this as long as the grading permit is structured to limit the grading activities Penn can engage in. He also noted that Penn would have to agree to pay for any third party inspections that might be needed. Mr. Burg agreed. Mr. McCauley reminded Penn that they would be working at their own risk since any change in the plans before final approval could cause a change in any work that had been done.

Action: None

NEW MATTERS:

Application (#12-08) **John Dupnock**; Subdivision – Lot Line Change Preliminary/Final Plan: Proposal to change the lot line between 627 Contention Lane and 370 Castlewood Drive in Berwyn in an R1 Residence District [Plan prepared by Duncan Hubley PE, dated 9-24-08.]

- Duncan Hubley, engineer for the project, said that this application was for a lot line change where Mr. and Mrs. Connolly of 370 Castlewood Drive would transfer to Mr. and Mrs. Dupnock of 627 Contention Lane approximately 6,939 sf of land. This would make the non-conforming lot at 627 Contention Lane more conforming and allow for a larger buffer between the two properties. The property line as it currently exists is only about 8’ from the rear corner of the Dupnocks’ home. Ms. Snyder asked if the level spreader on the Castlewood Drive property would present a water problem for the Contention Lane property. Mr. Burgo said it would not.

Action: Motion made by Ms. Brinton, seconded by Mr. Sweeney and unanimously approved to recommend that the Board of Supervisors grant final approval to the above referenced plan.

Application (#13-08) **Paoli Fire Company**; Lot Consolidation and Land Development Preliminary Plan: Proposal to consolidate two parcels into one and construct an 18’6” X 165’ addition at 69 Darby Road in Paoli in the TC Town Center District [Plan prepared by Chester Valley Engineers, dated 10-02-08.]

- Angelo Capuzzi, engineer for the project, stated that the Paoli Fire Company is looking to consolidate the two lots they own on Darby Road into one which would allow for the construction of a new addition onto the existing fire house and new parking lot for vehicles. He said that the addition would be for the storage of the new ambulance acquired by the fire company. He noted that the applicant had gone to the Zoning Hearing Board in October and had been granted two special exceptions and five variances for the building project.
- Mr. O’Leary said that the location of the dumpsters was on top of the Township’s sewer easement and asked if it could be moved. He noted that the Township would not be responsible to repair or replace any improvements that had been put within an easement. Mr. Cappuzzi said that he understood that and would look into moving or reconfiguring the trash collection area. Mr. O’Leary asked the purpose of the narrow driveway on the south side of the building. Mr. Capuzzi responded that it was used only by cars coming to the fire house for meetings. Mr. O’Leary asked if the applicant would consider putting a small landscape island with a street light at the end corner of that driveway. Mr. Dutter, the fire chief, said that this would make for poor visibility and might get run over with a bigger fire truck trying to make the turn onto Darby Road. Also, if the fire trucks are parked on the apron in front of the building, that driveway needs to remain open to cars coming in. Mr. O’Leary noted one other item that should be addressed. Where the old and new sidewalks meet, there is a spot where people would have to walk on the decorative brick. This spot needs to be adjusted. Mr. McCauley and Ms. Brinton asked if the 46 parking spaces were enough. Mr. Dutter said that during a maximum alarm call there would be approximately 28 cars that would need to park in the lot. So, that the number of spaces as shown on the plans are definitely enough. Mr. Whalen asked if the current parking lot which is half crushed stone was considered to act as impervious. Mr. Burgo said that it was and noted that the stormwater system shown on the plans is oversized and more than meets the Township’s requirements. Ms. Snyder asked that the applicant consider planting 4’ diameter trees as opposed to the 3” shown on the plans. Mr.

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Cappuzzi asked if the Planning Commission would consider granting final approval tonight to the land development portion of the plan as well as the lot consolidation portion. Mr. McCauley said that he would like at least one more time to review revised plans before giving final approval for land development. However, he would support a motion to recommend that the Board of Supervisors approve the lot consolidation.

Action: Motion made by Ms. Brinton, seconded by Mr. Sweeney and unanimously approved to recommend that the Board of Supervisors grant final approval to the lot consolidation proposed in the above referenced plan.

OTHER MATTERS:

Historic Preservation Plan: Discussion of the revised Historic Preservation Plan.

- Ms. Gleason said that the Historic Architectural Review Board had met last evening and a summary of their comments would be ready for the workshop meeting on December 4th. She noted that there would be three opportunities for the HARB and the PC to meet during December to try and come up with a plan that could be included in the Comprehensive Plan. Mr. McCauley asked what the time line was for approval of the Comprehensive Plan. Ms. Gleason said that it would be going back to the Board of Supervisors in January for further discussion with the goal of giving final approval in April. Therefore, it will be OK if the Historic preservation Plan does not go to them until January. Mr. Sweeney felt that enough time had been put into this plan already and wants to see it finished up at the December workshop meeting. He noted that the PC has the responsibility to recommend a version of the Historic Preservation Plan to the BOS and should do so by the end of December. The HARB can then submit further comments to the BOS and they will decide on the final language to be part of the Comprehensive Plan.

The meeting adjourned at 8:00 PM.
Respectfully Submitted,

Carol O'Neill
Recording Secretary