

Tredyffrin Township
Planning Commission Regular Meeting Minutes
November 19, 2009

A regular meeting of the Planning Commission was held on November 19, 2009, at the Tredyffrin Township Municipal Building. The following PC members were present:

Sean N. McCauley, Chairman
Robert Whalen, Vice Chairman
Michael Broadhurst (arrived at 7:36)
J. Thomas Cooper
Trip Lukens
Robert O'Leary
Edward C. Sweeney

Not present: Libby Brinton, Victoria Snyder

Staff present: Steve Burgo, Township Engineer; Tom Scott, Assistant Township Manager

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion made by Mr. O'Leary and seconded by Mr. Sweeney to approve the October 15, 2009 regular meeting minutes. Mr. Whalen abstained.

CARRYOVER MATTERS:

ACME EXPANSION @ DEVON SQUARE SHOPPING CENTER – Final Plan Approval for Land Development and Recommendation for Final Plan Approval for Lot Consolidation.

The background information was given by Mr. Burgo and Mr. Scott. Mike Kissinger of Pennoni Engineering, speaking for the applicant, advised the plans had been slightly modified since preliminary approval so that the portion of the Acme expansion in Tredyffrin will be 4,577 sf.

Mr. O'Leary made a motion to grant final plan approval and recommend approval of lot consolidation for 4,577 sf as shown on the plans last revised 7/21/09. The motion was seconded by Mr. Cooper and approved 7-0.

DEVON 50 – Preliminary Land Development

This item was removed from the agenda at the applicant's request.

994 UPPER GULPH ROAD – Application for Minor Subdivision and Special Exception Review for establishment of a twin dwelling unit in the R4 zoning district. Applicant: Robert Telega.

Speaking for the applicant was Patrick Hearst, architect. He said the house seems at one time to have been a duplex; they would like minor subdivision approval to establish two dwelling units on two different lots. In addition

Mr. O'Leary: asked if the applicant will be living there and voiced concern about parking on the front of the lot with a new curb cut; would prefer that the green space in the front remain. Mr Hearst advised the applicant will live in one of the units and sell the other.

Mr. Lukens: Questions about the number of bedrooms in the both units and the off street parking for the east unit.

Mr. Cooper: Voiced concerns about adding another dwelling unit with less than required lot area in a neighborhood that is already dense.

Mr. Whalen: Voiced concerns about the possible use of the new dwelling for college student housing and that the integrity of the neighborhood needs to be preserved.

Mr. Sweeney: Agreed with Mr. Cooper about the impact on the neighborhood.

Christine Johnson: Worried about another college housing unit in the neighborhood and problems of heavy use and speeding on Upper Gulph Road and a decrease in property maintenance of the existing student dwelling units as well as overloading of the water and sewer systems.

Ms. Johnson advised the area at Henry and Fairview nearby has vacant houses that are not being kept. Mr. McCauley stated the developer's engineer can be contacted about that.

Van Austin III of 998 Upper Gulph: Advised the PC he had installed the driveways at the subject site in the past. He has concerns about enlarging the house with the planned addition on undersized lots; and that the unit would be used for college student housing. He asked if the applicant planned to add another story to the building and that he thinks the additional dwelling would lead to on street parking problems and traffic accidents.

A member of the audience who lives near Wallace and Old Eagle School Rds voiced concerns about college student housing in the area and that in weighing special exception approval the zoning ordinance states that one of the criteria is "consider the public interest".

Mr. Broadhurst: Stated he has reservations about the project and recommends against approval.

Mr. McCauley: Thinks the project is too much for the size of the lot and the impact on the neighborhood.

A recess was called at 7:50 and the meeting resumed at 8:00.

The applicant stated that there are no plans for college student housing at the site.

Mr Lukens moved to recommend to the Zoning Hearing Board that the special exception not be approved. Mr. Broadhurst seconded the motion. The motion carried with a vote of 7-0.

23 & 25 W CENTRAL AVE - Sketch Plan – Applicant: Samantha Darcy

Applicant plans to convert one of the four dwelling units at the building on the subject site into a pet grooming business, establishing a mixed use facility. Mixed use is permitted by right in the TCD zoning district. Ms Darcy is also seeking variance relief from the Zoning Hearing Board for a reduction in the required off-street parking and to keep the pets overnight. If the reduced parking is approved by the ZHB, the land development review could be done by the Township staff.

Dennis Nelson of Melton Architects spoke to the PC on Ms Darcy's behalf. He stated that the applicant needs eleven off-street parking spaces for the proposed mixed use based on the zoning ordinance but that with the scope of the business portion of the use, a reduced amount would work. The applicant feels that only seven total off-street spaces are needed, one of which would be handicap accessible. The applicant proposes to limit the business to six staggered client appointments per day, with a maximum of two at any one time. The business staff needs one parking spot.

Mr. Sweeney: Stated parking is limited on West Central by ordinance. The plan shows that parking will be very tight on the lot and suggested that reserve parking may be needed and that the applicant should consider alternative parking plans such as restricting client parking areas and the spaces used by the residential tenants.

Mr. Whalen: Suggested that the applicant should consider removing the fence in that it should free up additional area to be used for parking. The applicant should also consider a different location for the business.

Mr. O'Leary: If the commercial use portion of the lot is changed in the future it may require the higher amount of parking required by the ordinance. He asked if the first floor units are completely separated from each other by a wall.

Mr Nelson advised the floor plan would need to be changed.

Mr. Broadhurst: Agrees with Mr. Sweeney that alternatives should be considered and suggested that the parking near Woodbine be re-configured.

Mr. O'Leary noted there is a reserve parking option in the ordinance.

Mr. Cooper: The applicant should think about alternatives as suggested for the parking.

Mr. Lukens: The applicant is getting productive feedback from the PC and alternatives should be explored that would allow for more parking.

Mr. Sweeney: Paoli is a unique area in that many of the lots are smaller and this makes commercial uses difficult to establish on them.

Mr. Whalen: Not in favor of the project.

Mr. Burgo and Mr. Scott advised the applicant they can meet to review the alternatives.

The meeting adjourned at 9:05 PM