

**Tredyffrin Township
Planning Commission Regular Meeting Minutes
April 16, 2009**

A regular meeting of the Planning Commission was held on April 16, 2009 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, and Thomas J. Cooper.

Members absent: Giovanni D'Amato, Libby Brinton,

Also present: Mimi Gleason, Township Manager, Tom Scott, Assistant 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 Mr. O'Leary and seconded by Mr. Lukens to approve the February 19, 2009 Regular meeting minutes, the March 5, 2009 Workshop meeting minutes, and the April 2, 2009 Workshop meeting minutes.

CARRYOVER MATTERS:

Application (#01-08) **1475 Russell Road LP**; Subdivision - Lot Line Change Preliminary Plan: Plan to change the lot line between tax parcel 43-10J-21 and tax parcel 43-10J-20 at 1475 Russell Road in an R1 and R2 Residence District. [Plan prepared by R.H. Smith Surveyors dated 10-01-07, last revised 1-22-09.]

- Mike Murray, attorney for the project, noted that the applicant had submitted revised plans and was hoping for preliminary approval. The plan has been before the PC for quite awhile and the applicant is waiting to accept an offer on the already built home. A review letter from Spotts Stevens and McCoy was received yesterday and Mr. Murray stated that all of the issues would be dealt with prior to the submission for final approval. Mr. Burgo, Township Engineer, said that the requirement for showing existing features within 300' could be reduced to 100' and that no shadow analysis would be needed. He noted that the area to the north of the site where Mr. Bentley had built three new homes needed to be shown with grade lines and stormwater management bmps to make sure that no water would be running down to the Russell Road lots. He also asked that the sidewalk be drawn to scale to show it clearly as 4' and show where it meets the new sidewalk that Gambone put in. Mr. Cooper questioned where the 25' access easement would fall. Mr. Murray replied that it would be only on lot #2 and would be solely for private ingress and egress of the abutting property owners.

Action: Motion made by Mr. O'Leary, seconded by Mr. Lukens and unanimously approved to recommend preliminary approval of the above referenced land development plan and to recommend that the Board of Supervisors approve the subdivision/lot line change plan with the condition that the applicant work with Township Staff to resolve all remaining issues prior to final approval.

Application (#04-08) **Westover Co. - Devon Square**; Subdivision/Land Development Preliminary Plan: Plan to consolidate two lots into one and add a 4,848 sf (10,692 sf in Radnor) addition in Tredyffrin Township onto the Acme building at 700 West Lancaster Avenue in a C2 Commercial District. [Plan prepared by Pennoni Associates, dated 7-7-08, last revised 1-14-09.]

- Mr. Scott, Assistant Township Manager, noted that the question of the Township and County boundary lines running through the new building addition had been resolved. It does not represent a problem and each Township and County will have to collect the taxes individually. He stated that Bob Whalen, Sean McCauley and Trip Lukens had met with the applicant to discuss concerns over the parking requirements. An agreement there had also been reached. The parking stalls will be 10' X 20' per the Tredyffrin ordinance requirements while the cartway width will be per the Radnor ordinance requirements. Mr. Burgo, Township Engineer, said that there were still some stormwater details to be worked out including the submission of an Operations and Maintenance agreement to be put on the final plan. Mr. Whalen asked if the stormwater pipe going under the parking lot had been inspected. Mike Kissinger, engineer for the project, said that Mr. Bryant had inspected it and the culvert and said that they were clear. Mr. Whalen wondered where all of the water came from on Route 30 during a heavy rain. Mr. Bryant stated that this was a result of PADOT drainage patterns allowing for a 10' gutter flow during a big storm. Mr. McCauley noted that the handicapped access in front of the Acme was currently blocked with seasonal merchandise and requested that this be taken care of by the applicant. He also requested that the signs reserving parking for the Sugartown Mews apartments should be removed before final approval.

Action: Motion made by Mr. Whalen, seconded by Mr. Sweeney and unanimously approved to recommend preliminary approval of the above referenced land development plan and to recommend that the Board of Supervisors approve the subdivision/lot line change plan with the condition that the applicant work with Township Staff to resolve all remaining issues prior to final approval.

Application (#10-08) **F & H Mainline**, LP; Subdivision Preliminary Plan: Proposal to vacate lots 6,7,12 and a portion of 11 at the intersection of Henry and Fairview Avenues and subdivide the property into 9 new lots in an R4 Residence District [Plan prepared by Pennoni Associates, Inc., dated 10-10-08, last revised 3-13-09.]

- Bill Bryant, engineer for the project, noted that this application had been before the PC for some time now. I was originally introduced as a sketch plan and then went through two subcommittee meetings and a meeting with the neighbors to get input. A special exception was granted by the Zoning Hearing Board to allow twins to be built at the site. After the Spotts Stevens McCoy review letter of 2-12-09, the applicant met again with staff and with Mr. O'Leary, Mr. Whalen, and Mr. Scott to further revise the plans. Tonight's presentation shows several changes that were made including an alternate plan showing the cul-de-sac ROW as the required 50'. The applicant is proposing a 30' ROW and notes that it can handle a small garbage truck. School buses could not negotiate the cul-de-sac but this is not an issue since the bus stop is at the top of the street. Stormwater management systems were redesigned to allow for an extra 300-550 sf to allow the future homeowners to have the ability to expand the houses. It was not feasible to move the sewer easement on Lot 5. So, Mr. McCauley asked that a note be put on the plans that the deed have a sentence about the easements on Lot 5 so that future property owners would be aware of them. Ms. Snyder asked that both the required amount of landscaping as well as the proposed landscaping be shown on the plans. Mr. Burgo noted that the sidewalks are outside of the ROW and will therefore need to have easements signed by the property owners for the installation. Mr. Lukens asked if the stormwater coming down from Mt. Pleasant had been adequately addressed in the bmps. Mr. Bryant responded that the swale could handle it. Mr. McCauley asked if the applicant had gotten permission to use GIS or USGS information to determine the drainage patterns from Mt. Pleasant and Upper Merion. Mr. Burgo responded that this would be OK.

Action: Motion made by Mr., seconded by Mr. Sweeney and unanimously approved to recommend preliminary approval of the above referenced land development plan and to recommend that the Board of Supervisors approve the subdivision/lot line change plan with the condition that the applicant work with Township Staff to resolve all remaining issues prior to final approval.

Application (#31-08) **Tredyffrin/Easttown School District**; Subdivision/Land Development Preliminary Plan; Proposal to consolidate 4 lots on Old Lancaster Avenue into one lot and build a parking area at 801 East Conestoga Road in an R2 Residential District [Plan prepared by Chester Valley Engineers, Inc. dated 1-5-09.]

- Steve Aichele, attorney for the project, stated that the applicant is seeking to consolidate four lots into one lot and build a new parking lot with 73 spaces at the Middle School. There will be underground recharge, rain gardens, and green spaces to control stormwater run off. He noted that relief for the expansion of a previous special exception, impervious surface, and parking stall size had been granted by the ZHB in October of 2008. Mr. Aichele went on to discuss the Spotts, Stevens review letter dated 4-7-09 and expressed his concern with how long and detailed it is. He did not feel that a lot consolidation and construction of a parking lot needed a nine page comment letter. Many of his issues were with their review of the stormwater management systems. After some discussion of specific items by Mr. Aichele, and clarification by Angelo Capuzzi, the applicant's engineer, it was agreed that the technical issues would be worked out between the applicant and Township staff. Mr. Aichele went on to further question the need for more than one rain garden in the parking lot. He feels that the plan showing one is more than adequate. The Chester County Conservation District and the Zoning Hearing Board approved it that way. Mr. Burgo explained that the Planning Commission had recommended the request for a variance to have more than the required amount of impervious surface at the site. In return, the applicant had agreed to meet all the Township stormwater requirements for the parking lot and provide additional bmps because so much of the Middle School property is not well controlled. Mr. Burgo feels that it is not too much to expect rain gardens to be built in each of the three parking lot islands.
- Ms. Snyder asked if the applicant had looked at changing the direction in which the cars enter the queue line and had they added any length from the original sketch plan. Mr. Capuzzi said that the new driveway is 270' as opposed to the current length of 150' but no additional length had been added from the sketch plan drawing. He said that the cars had to enter on the east side and exit on the west side so that all the passengers would be getting out from the curb side of the car. It would be an unsafe situation if they were getting out and running across the drive aisle to the sidewalk. Mr. McCauley said that the congestion on Conestoga Road in the morning is terrible. Both he and Ms. Snyder asked the School District to look into separating the buses and cars to help ease the situation. Mr. Aichele said they would look into it. Ms. Snyder also suggested that the School District look into having a person direct cars up into the queue during peak hours.
- Mr. O'Leary asked about future plans for the transportation building to the west of the new parking lot. He noted that several building changes had been made recently and asked what was in the transportation building right now. Tom Daley, Facilities Manager for the School District, said that the shop facilities had moved in there. This includes five or six employees. Several buses are parked there, but the School District has outsourced the bus service and those remaining will be gone at the end of the school year. Mr. O'Leary stated that he had seen several plans for a new maintenance building one of which was in the area on Old Lancaster where the current transportation building is. Mr. Aichele said that there have been many locations discussed for a new maintenance building, but nothing had been decided. At this point, the school district showed a schematic drawing of a new building at the Old Lancaster Road site but reiterated that there has been no final decision as to whether this plan will ever materialize.

- Cindy Vergoli, who lives on Old Lancaster across from the proposed parking lot, stated that she represents 27 of her neighbors; and everyone is opposed to the project. They would like to see the property be used for recreational purposes once the existing homes are demolished. She noted that there is not a shortage of parking at the school and said that an additional 43 parking spaces were just added where the IT department is now.
- Traffic will be worse on their street once the cars are being directed to the new parking area. The neighbors already have trouble getting out of their driveways during busy times, and they all want to see a traffic study done. Ms. Vergoli also expressed concerns about stormwater runoff as it too is currently a problem, and she asked why the School District had not met with the neighbors to discuss the development of the property before deciding on a parking lot. She would like to see more communication going forward particularly about the plan to build a new maintenance building on Old Lancaster Road where the current transportation building is. She has attended many facilities meetings and had asked the School District what they intended to do over the next couple of years along Old Lancaster. She never got a straight answer, and no one ever attempted to meet with the neighborhood and explain.

Action: None

NEW MATTERS:

Application (#03-09) **Thomas Carbo and Kathryn D'Antonio**; Subdivision- Lot Line Change Final Plan; Proposal to change the property line between 48 East Conestoga Road and the Tredyffrin Township Westover Park property at 55 Old Lancaster Road in an R2 Residential District [Plan prepared by HowellKline, dated 2-18-09.]

- No one representing the applicant attended the meeting, so the application will be heard at the next regular meeting on May 21, 2009.

Action: None

The meeting adjourned at 9:30 PM.
Respectfully Submitted,

Carol O'Neill
Recording Secretary