

Tredyffrin Township
Planning Commission Workshop Meeting Minutes
April 2, 2009

A workshop meeting of the Planning Commission was held on April, 2009, at the Tredyffrin Township Building. Members present included: Sean N. McCauley, Chairman, Trip Lukens, Victoria Snyder, Libby Brinton, and Robert Whalen.

Members absent: Robert O'Leary, Vice Chairman, Edward C. Sweeney, Thomas J. Cooper.

Also present: Mimi Gleason, Township Manager, Tom Scott, Assistant Township Manager, Stephen Burgo, Township Engineer.

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

CARRYOVER MATTERS:

Application (#07-08) **Forcine Concrete & Construction Co.**; Land Development Preliminary Plan: Proposal to construct a 9,100 sf office/storage building at 2599 Yellow Springs Road in a C2 Commercial District [Plan prepared by Wilkinson & Associates, Inc., dated 7-11-08, last revised 3-25-09.]

- Mr. Burgo, Township Engineer, noted that the applicant has submitted revised plans to address several issues discussed during a meeting with Township staff. Circulation was changed by taking out a garage bay and installing two parking spaces at that location instead of parallel to the building. They also revised the stormwater system because of problems with proximity to a limiting zone. John Deimer, engineer for the project, said that the bed had been lifted up and would meet rate control requirements but still did not meet volume. Mr. Burgo had several suggestions for improving the stormwater systems. He told them to look into infiltration systems in the landscape islands and under the parking lot. He said that the bed being shown could be made shallower and with a bigger surface area. The beds on the north and west of the building are too close to it and should be relocated to a more suitable location on site. Mr. Burgo also stated that the applicant should look into a green roof to help control the volume. Mr. McCauley asked if the applicant had considered using porous paving or concrete to help control the volume of the parking lot. Mr. Deimer said that he would talk to the application about those ideas.
- Mr. McCauley noted that the buffering on the eastern property line should be brought into compliance with the code along with the lighting. Ms. Snyder said that there would need to be some street trees added along the street frontage and suggested that additional shrubs be placed in between the street trees and the parking lot.
- Mr. Burgo said that installing a septic system could be a problem as there is little to no room for a drain field. Mr. Diemer asked where the nearest connection would be for public sewer. Mr. McCauley thought it could be in Atwater but thought this would be too far away to connect to. Mr. Deimer will revise the plans and resubmit them to the Planning Commission.

OTHER MATTERS:

- Mr. McCauley told the members that Chester County had a very good website about the new Landscapes2 plan. He suggested that everyone go on and look it over and make comments before the plan goes to the County Commissioners within the next 60-90 days.

Minutes

- Mr. McCauley expressed concern over some of the unresolved issues with the Westover application and suggested that a subcommittee be formed to meet with them and discuss these issues prior to the April 16 meeting. Mr. McCauley, Mr. Lukens, and Mr. Whalen volunteered. They want to talk about the lot line change and the parking requirements. Mr. Scott, Assistant Township Manager, said that he had talked in length with the Township Solicitor who felt that the lot line change was fine. The new addition has to meet the current parking requirements which it does because they are including the parking in Radnor in the total count. Mr. McCauley asked if they should get credit for the size of the spaces since Radnor requires smaller spaces than Tredyffrin. He feels we should hold them to the size required by Tredyffrin which might reduce the number they are now showing on the plan. Ms. Gleason said that we had never done this in the past and did not think we should start now. Mr. McCauley also noted that there is a sign behind the Kmart which says that the parking is reserved for the Sugartown Mews apartments. If there is some sort of agreement to this effect, it could also eliminate the spaces behind Kmart from the overall site and reduce the number of available spaces.

The meeting adjourned at approximately 7:45 PM

Respectfully Submitted,

Carol O'Neill
Recording Secretary