

Tredyffrin Township
Planning Commission Regular Meeting Minutes
September 17, 2009

A regular meeting of the Planning Commission was held on September 17, 2009, at the Tredyffrin Township Building. Members present included: Sean N. McCauley, Chairman (by phone), Robert Whalen, Vice Chairman, Edward C. Sweeney, Robert O'Leary and J Thomas Cooper.

Members absent: Victoria Snyder, Libby Brinton, Trip Lukens, Michael Broadhurst.

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

Vice Chairman Whalen called the meeting to order at 7:05 PM.

CARRYOVER MATTERS:

Patriot's Path; The Patriots Path is a proposed trail network in East Whiteland Township, Malvern Borough and Tredyffrin Township that will connect area historic sites with American Revolutionary War significance via the Chester Valley Trail, with a segment to run along the Warner Spur. Consultants from URDC have been working with a Patriot's Path Committee to consider portions that should be added to the path. The goal is to adopt a plan that will amend the 2009 Comprehensive Plan to include a Patriots Path plan. The three municipalities will work together to maintain the path.

Mr. Bob O'Leary shared that he has been sitting in the study group with representatives from the three municipalities and STAP and commented that the plan incorporates what the Township has wanted with the bike lanes along Chesterbrook Blvd. The access to the Cedar Hollow Trail is also proposed to improve for the benefit of the residents. The draft plan includes an estimated cost of the trail but that cost estimate is in 2009 dollars, so the sooner the plan is adopted and ready for implementation, the more accurate the costs estimates will be and the sooner the three municipalities can apply for funding. Right now, Cedar Hollow Trail is the most expensive portion of the trail to construct as the bridge over 252 is costly, but there is \$250,000 for the bridge repairs over the old Rail Road bed is already in place. The trail also needs clearing and fencing and each municipality will be seeking funds for their portion of maintenance. The County has funded this study and it is up to the municipalities to go forward with the plan.

Mr. Ed Sweeney asked why the Warner Spur trail was chosen.

Mr. O'Leary responded that it was the branch that connected to the quarry.

Mr. Bob Whalen asked about signs.

Mr. O'Leary responded that integrative signs would be posted along the path.

Mr. Tom Scott explained that right now the Planning Commission and the public needs to review the document and make a recommendation to the Board of Supervisors to discuss it at a public hearing to formally adopt it as

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an amendment to the Comprehensive Plan. Copies of the plan were sent to the surrounding municipalities and the school district for their review. The Planning Commission will have to make a recommendation at a regular meeting.

Action: Put on the next agenda for further discussion.

F&H Mainline, LP: Application for final plan approval for nine new dwelling units with eight twin / attached dwelling units and one single family detached unit with reconfiguration of a portion of Henry Ave into a cul-de-sac. At the September workshop meeting the applicant discussed with the PC the request for a waiver to not build the required grass area separation between the curb and sidewalk and the need to establish a Home Owners Association for maintenance of the storm water management system on lot 5 and a memorial for Maize B. Hall.

Mike Kissinger, P.E from Pennoni presented the application and advised the Commission that the applicant will comply with the establishment of the HOA and Mr Whalen's suggestion that a plaque be placed to honor Maize B. Hall along with the planting of a tree.

Mr Sweeney moved to recommend final plan approval for residential subdivision to the Board of Supervisors with the condition of executed the required home owners association documents, financial security documents, deed notices for the joint maintenance of the lot 5 facility, and the Maize B. Hall plaque and tree memorial. The motion was seconded by Mr. O'Leary and approved by the PC with a vote of five members in favor and none opposed.

Westover/Devon Square: Tom Scott shared that there would be no action on this item tonight.

OTHER MATTERS

The meeting adjourned at approximately 7:40 PM

Respectfully Submitted,

Tom Scott, AICP