

Tredyffrin Township
Planning Commission Workshop Meeting Minutes
September 3, 2009

A workshop meeting of the Planning Commission was held on September 3, 2009, at the Tredyffrin Township Building. Members present included: Sean N. McCauley, Chairman, Robert Whalen, Vice Chairman, Edward C. Sweeney, Mike Broadhurst, Trip Lukens, and Robert O'Leary.

Members absent: Victoria Snyder, Thomas J. Cooper, and Libby Brinton.

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 (#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 8-12-09.]

- Mr. Scott, Assistant Township Manager, presented a brief overview of the project. He said that they had been before the Planning Commission many times and were now ready for final approval. Two small issues remain. One is a waiver for sidewalks with no verge and the other is creating a HOA to maintain the basin on lot #5. Bill Bryant, engineer for the project, stated that the plan is compliant with the minimum lot size requirements as long as the sidewalk can be put right up to the curb. If a verge is required, lots #1 and #2 cannot meet the minimum lot size and would have to be eliminated. Therefore, the applicant is asking for a waiver from the requirement to provide a verge. The Planning Commission members felt that the waiver could be granted. Mr. McCauley noted that one of the review letters mentioned that each lot owner would be responsible for the maintenance of the basin on their property. He would like to see this recorded in each deed. Mr. Burgo said that an operations and maintenance document would be recorded which would list each basin and state that the individual property owner was responsible for the maintenance. Lot #5 takes stormwater from several locations, including the road, and will therefore need to be maintained by a homeowners association. Mr. Sweeney said that the HOA document should contain language for a full cost assessment and a provision that a homeowner could not vote to get out of the agreement. Mr. Whalen wondered why each deed would have to have a notice about basin maintenance when the HOA would be recorded. Mr. Bryant said that the HOA is only for lot #5. He wondered if the attorneys could include every lot also. Mr. Whalen reminded the applicant that they had agreed to put up an honorarium for Maize Hall somewhere in the subdivision. Mr. McCauley suggested that Mr. Whalen and Mr. Bryant work out where and what type of honorarium would be installed. It needs to be shown on the plan. He told Mr. Bryant to make sure everything is cleaned up on final plans to be submitted for approval at the September 17th regular meeting. The HOA, escrows, and easements will have to be finalized before the Board of Supervisors meeting.

Action: None

Minutes

OTHER MATTERS

- Mr. Scott told the Planning Commission members that a copy of the Patriot's Path Plan had been included in their packets. The plan is about to become part of the Township Comprehensive Plan, and the MPC requires that the PC have a chance to review it and comment on it before it becomes an amendment to the Comp Plan. He asked the members to read the plan and be ready to discuss it at the September 17th regular meeting.

The meeting adjourned at approximately 7:30 PM

Respectfully Submitted,

Carol O'Neill
Recording Secretary