

TREDYFFRIN TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

JANUARY 20, 2010

Members Present:

Robert Whalen, Chairman
Trip Lukens, Vice Chair
Libby Brinton
Michael Broadhurst
J. Thomas Cooper
Sean McCauley
Robert O'Leary
Ed Sweeney

Liaison Present:

Philip Donahue, Board of Supervisors

Staff Present:

Tom Scott, Assistant Manager
Stephen Burgo, P.E., Township Engineer
EJ Lee, Community Development Coordinator

Reorganization for 2010

Election of the Chairman – Mr. Lukens nominates Mr. Whalen, seconded by Ms. Brenton.
Motion approved by voice vote.

Election of the Vice Chair – Mr. O'Leary nominates Mr. Lukens, seconded by Ms. Bernton.
Motion approved by voice vote.

Meeting called to order at 7:03 PM by the Chairman

The Planning Commission awarded Mr. McCauley with a plaque to thank his services as Chairman.

Minutes of December 17, 2009 Meeting Minutes

Motion approved by voice vote with two corrections:

1. Replace the following statement:

“Mr. Whalen said the gravel parking area will have to be installed and maintained so that it does not generate any additional drainage problems. The applicant should consider using curbs and porous materials for the parking area. He asked about the number of courts in the expansion and stated that he would like to hear more about the grading plan for the rain garden area.”

with:

“Mr. Whalen suggested that pavement be porous because the gravel over time becomes impervious. Mr. Whalen asked the applicant to look into porous asphalt and look into curbing to trap the water to prevent it traveling into neighboring properties.”

2. Correct the names of the residents concerning the Berwyn Squash and Fitness Club application.

Peter Hires SD Plan

Mr. Burgo – explained that the application is for final approval. He reminded the group of the four conditions for approval.

1. SW Management on lots 6 and 8 – this has been addressed
2. Driveway coming across lot 7 to lot 8 – shared driveway – an HOP has been approved by PennDot
3. All third party approvals have been met
4. Agreement with neighbors for access into Horseshoe Trail – draft version of this has been submitted to Township and will have to be completed prior to final approval by the BOS

Mr. Scott shared that he and Mr. Burgo are working to get the Horseshoe trail access plans approved.

Mr. Burgo shared with the commission the issue of speed bumps on some of the lots that should be addressed at this meeting.

Mr. Brett McKay of CV Engineers presented to the group the final plans. He addressed the issues of the speed bumps.

Mr. Whalen asked Mr. McKay how the speed bumps would be identifiable by people. Mr. McKay responded that the bumps are visible enough for people to identify them.

Mr. Whalen asked if there could be signage on the telephone poles for the speed bumps.

Mr. Burgo asked if they could reduce the number of speed bumps down from three to two, and possibly use a speed table for a third if necessary. Mr. Burgo mentioned that this is a safety issue that needs to be addressed, and if there are speed bumps, they need to be signed appropriately.

Mr. O'Leary mentioned that if there are already speed bumps in place, the neighbors are already aware of the noise that is caused by speed bumps. Mr. O'Leary asked if there are things that are inconsistent with what is currently there...

14' road, 7' lanes – Mr. O'Leary mentioned that the roads are very narrow. He and the Township Engineer requested that the plans consider for the roads to be widened to Township standard for roads.

Mr. Lukens asked how SW was being handled on lots 7 and 8 – Mr. Burgo responded that there is a bio-retention basin planned for the lots with wetland seep mix.

Mr. Sweeney voiced his concerns about the issues of emergency vehicles and speed bumps. Mr. Burgo responded that after having dealt with this issue with the sidewalk projects, the fire companies have confirmed that speed bumps will cause delays in emergency vehicle response.

Mr. Cooper asked how there can be two dwellings in one lot – is that in accordance with the Township ordinance?

Mr. McKay responded that one of the structures is an accessory use and not a dwelling. Mr. Cooper asked that this be consistent in perpetuity.

Mr. Whalen mentioned that it may be difficult to enforce to make sure that the accessory structures are used only as accessory structures and not dwellings.

Mr. Scott shared with the group what “accessory structures” includes according to the zoning ordinance.

Mr. Scott asked that Mr. McKay point out on the plans where the accessory structures will be located for better understanding of the matter by the PC. Mr. Scott pointed out #19 of page 3 of the plans, it says that the building will be developed to be an accessory use.

Mr. O'Leary asked if the structure is occupied now – Mr. McKay responded that he is not aware whether it is occupied now.

Mr. Whalen suggested that should the owners wish to use that structure for anything other than an accessory structure, the owner come forward before the ZHB to get conditional approval for use. Mr. Scott also mentioned that guest houses and caretaker housing requires special exception approval from the ZHB.

Mr. Whalen asked that if the structure is used for anything other than an “accessory structure” defined by the Zoning ordinance, the owner get special exception approval from the ZHB. If they do not, the building should be razed.

The applicant's representative mentioned that the structure is a sound structure and can be converted into something else later on easily. He told the PC that the applicant will come back for a special exception use for that structure prior to development.

The PC made a recommendation for the BOS to approve the final plans.

Other Matters

Mr. Scott shared with the Commission for DVRPC to make a presentation to the PC on their future plans for the Paoli pedestrian and bicycle study.

The schedule for that meeting will be determined at a later time.

The meeting adjourned at 8:35 PM