

TREDYFFRIN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
December 16, 2010
7:00 PM

Members Present:

Libby Brinton
Michael Broadhurst
Sean McCauley
Robert O'Leary
Edward Sweeney
Victoria Snyder

Members Not Present:

Tom Cooper
Trip Lukens
Robert Whalen

Staff Present:

Stephen Burgo, P.E. Township Engineer
Tom Scott, AICP Assistant Township Manager

Mr. O'Leary called the meeting to order at 7:07 PM. The Planning Commission voted to designate Mr. O'Leary as temporary chairman for this meeting.

Minutes of the 10/21/10 Planning Commission Meeting

The minutes were approved by a 6-0 vote.

03-2010 Phoenixville Hospital Urgent Care, 125 E. Swedesford Road; Sketch Plan application for proposed medical use in existing detached building at the Gateway Shopping Center in the SC (Shopping Center) zoning district.

Greg Davis, Esq presented for the applicant and advised the PC that an urgent care facility, as proposed, is an alternative to hospital emergency room care, although patients will not be brought to the facility via ambulance or rescue vehicle.

Rodney Wilson, PE reviewed the site plan layout, existing and proposed for the PC. The facility would locate in existing stand alone building at the Gateway Shopping Center; the most recent occupant of the building had been Verizon.

The applicant proposes to modify the area around the building only, no change to the building's footprint size. An additional 574 sf of impervious surface would be installed with modification to some parking and walking areas.

Mr. O'Leary asked if the applicant would take steps to reduce the storm water run-off impact; the applicant advised they would deal with the runoff from the additional impervious surface.

Mr. O'Leary asked about the parking demand for the facility. The applicant advised that the parking for the entire shopping center is deficient in terms of compliance with the current zoning ordinance. The hours of operation of the urgent care facility would be 8:00 AM to 8:00 PM; with an expectation of treating a maximum of 40 patients a day with a staff of six. The building has eighteen parking spaces.

Mr. O'Leary asked about improvements to the exterior of the building. The applicant said there would be work on the building to improve the look, there will be no additional site lighting except perhaps for building lights.

Mr. Sweeney advised that he had concerns about the parking and that if the gas station was not willing to share some of its spaces, that the urgent care facility could require its employees to park in the main shopping center parking lot so that spaces are available for patients or their drivers when they arrive. The applicant stated that walking to the building from the larger parking lot could be a problem. Ms. Snyder told the applicant that the employees would then need improved pedestrian facilities to get to the building from the parking lot.

Ms. Snyder asked about other similar uses in the region. The applicant advised there are a few in Chester and Montgomery Counties but none operated by Phoenixville Hospital. Ms. Snyder asked how they then concluded what the parking demand for the use would be. The applicant advised they used a consultant with national experience with this type of use.

Mr. Burgo advised told the applicant that the storm water management will be required for the new impervious surface areas. He also advised that pavement markings could assist the pedestrian usage of the parking lot.

Mr. Davis advised the PC that the applicant will be before the Zoning Hearing Board for variance requests for use, parking, buffering and impervious surface coverage.

Mr. O'Leary invited members of the public to comment on the plan.

Gary Medina of Anthony Wayne Drive said that the portion of Trout Creek that runs near the subject building also runs behind the residences along Anthony Wayne Drive. Another resident of Anthony Wayne Drive said that flooding of the creek is a problem when there is heavy rainfall and that if the project causes additional run off that would add to the flooding.

Mr. O'Leary noted that the applicant is required to account for and manage run-off created by the new impervious surface; anything additional to deal with the existing problem would be at the applicant's discretion.

The meeting adjourned at 8:10 PM.