

**TREDYFFRIN TOWNSHIP PLANNING COMMISSION
MEETING MINUTES**

June 16, 2011

7:00 PM

Members Present

Robert Whalen, Chairman
Trip Lukens, Vice Chairman
Libby Brinton
Tom Cooper
Sean McCauley
Robert O'Leary
Tory Snyder
Ed Sweeney

Members Not Present

Michael Broadhurst

Supervisor Liaison Present

E.J. Richter

Staff Present

Mimi Gleason, Township Manager
Stephen Burgo, PE, Township Engineer
Tom Scott, AICP, Assistant Township Manager
Kate Jones, Community Development Coordinator

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

Consideration of meeting minutes of May 19, 2011: Chairman Whalen moved to approve the minutes, seconded by Mr. Cooper. The motion was approved unanimously by voice vote.

Old Matters: LD 07-2008 Forcine Concrete; final Land Development approval to construct a 9,100 sf office/storage building at 2599 Yellow Springs Road (Parcel 43-003-0020.1) in a C-2 Commercial District

Stephen Burgo, Township Engineer, gave a brief overview of the plan, including a timeline of the application process. He stated that in a previous review the Planning Commission asked Forcine Concrete to obtain a PennDot permit for driveway construction and that landscape buffering on the site be addressed. Both of these issues, he added, have been rectified.

Project Engineer, John Diemer, was present to represent the applicant. The plan, he said, is the same as previously submitted, with the addition of landscaping plan requirement waiver. He added that the requirement is excessive given the small size of the site.

Chairman Whalen asked if a dumpster was shown on this current plan. Mr. Diemer answered that if the Township required one, the applicant would put one on site.

Mr. O’Leary made a comment that he clarified as being unrelated to the current plan. He asked that Mr. Diemer relay his comment to the owners of Forcine Concrete, as they were not present at the meeting. During a previous appearance in front the Commission for another application, Mr. O’Leary pointed out that Forcine Concrete had indicated that it would clean up a property that it had acquired. They removed an abandoned house on this parcel of land, but have not followed through with the clean up process.

There were no comments or questions from the audience.

Ms. Snyder made a motion to approve the Land Development application plan revised on 6/7/11 and subsequent landscaping plan requirement waiver, seconded by Mr. McCauley. The motion was approved unanimously by voice vote.

New Matters: LD 07-2011 D’Agostino Builders; application for Zoning Map change (from Commercial District C-2 to C-1) and preliminary Land Development for the construction of a new building at 18 Berkley Road (Parcel 43-11F-286.1)

Assistant Township Manager, Tom Scott, gave a brief overview of the plan, including a timeline of the application process. He stated that there are two separate issues associated with the plan: the Zoning Map change request and the preliminary land development application. The applicant, he continued, would like to focus on the former because the land development portion is still in need of some work. He added that the Commission was under no obligation to make a recommendation to the Board of Supervisors on the Zoning Map change at this meeting, as there is no required time limit.

David D’Agostino, Adam Brower of Edward B. Walsh and Associates, and Wendy McLean Esq. were in attendance to represent the applicant.

Ms. McLean began the discussion. The current property owners would like to sell the property, and D’Agostino Builders believes that developing this parcel with mixed-use is a way to contribute to the community and add to the tax base. The property, she continued, is unusual in that it, along with all surrounding parcels, has a cross easement declaration for parking and access.

Mr. D’Agostino showed an elevation of the proposed building and explained how mixed-use development would act as a transition between neighboring commercial and residential properties. He added that his company has experience with developing properties in the area.

Mr. Brower stated that the parking arrangement has brought confusion to the proposal. He added that sidewalks would be added to the plan if necessary. Regarding stormwater management, he said that a green roof and rain garden were being proposed, and that D’Agostino Builders was offering to improve an existing stormwater pipe running through the property.

Mr. McCauley asked if the cross easements had expired. Ms. McLean answered that they had not.

Ms. Snyder recommended that Ms. McLean make certain that adequate parking is provided by the cross easement for this proposed development.

Mr. McCauley asked Mr. Scott if on-street parking would count as part of the requirements for parking set by the ordinance. Mr. Scott answered that it would not. A discussion then began regarding the requirements set forth by the C-1 Zoning Ordinance. Ms. McLean stated that the applicant will satisfy setback and parking space requirements under the proposed change.

Mr. McCauley asked Mr. Burgo if the proposed stormwater management tools would satisfy the credits dictated by the Township ordinance. Mr. Burgo responded that they would satisfy the volume requirement, but not the rules for impervious coverage.

Ms. Snyder asked if rezoning would affect the compliance with other properties. Ms. McLean said that she believed Devon Square no longer needs the parcel to stay within its impervious coverage requirement, but would confirm.

Mr. McCauley suggested that Ms. McLean and Township Solicitor Tom Hogan meet and confirm the assumptions of the applicant regarding the cross easement. Ms. McLean stated that she was fine with that.

Chairman Whalen noted that offices would make more sense in interior spaces than retail, and that, based on the ordinance, these would require more parking spaces. He added that the zoning request would not pose a problem, but that the parking issue should be addressed before this application goes before the Board of Supervisors.

Mr. Lukens stated that he was fine with the zoning change and likes the idea of mixed-use construction in this location. He also expressed his concern about parking.

Mr. O'Leary agreed with Chairman Whalen and Mr. Lukens.

Mr. Cooper said that he thinks it will be an attractive feature in the community if the details the applicant can work out the details.

Ms. Brinton stated that she has no issue with the zoning change request, but did express concern over parking.

Mr. Sweeney remarked that he thinks zoning should be consistent in the area, and that he is fine with the request.

Mr. McCauley concluded the Commission's comments regarding the request by stating that the overall idea is okay, but that the technical questions need to be addressed.

Mr. Lukens made a motion to recommend the Zoning Map change requested to the Board of Supervisors, seconded by Mr. McCauly. The motion was approved unanimously by voice vote.

Other Business:

Review of proposed amendment to the Zoning Ordinance to establish the Trout Creek Stormwater (TCS) Overlay District and to set parameters for permitted uses, area, bulk, height and buffer requirements, and special development regulations within the overlay district.

Township Manager, Mimi Gleason, gave an overview of the proposed amendment and its background. Tredyffrin Township has introduced an ordinance to develop an overlay district in the Trout Creek Watershed. The overlay district is intended to encourage redevelopment on large properties in the Trout Creek Watershed that will include stormwater facilities to better manage runoff. The Township has conducted studies to evaluate and develop recommendations to improve the condition of the Trout Creek Watershed. The zoning amendment is part of the implementation effort.

This ordinance amendment is intended to work in conjunction with the existing ordinance, and that in order to properly direct stormwater, a number of properties should play a role. Approximately 70% of watershed is comprised of residential properties.

Through what will be a substantial development process, the TCS ordinance review will require a great deal of collaboration between the Commission and the Board of Supervisors.

Implementation of the 2008 Comprehensive Plan ordinance review

Mr. Scott began by explaining that he created a spreadsheet to show the involvement of the Township and the Commission since the adoption of the Township's Comprehensive Plan. He added that the Board of Supervisors is working on better collaboration with the Commission on Township projects.

Chairman Whalen stated that he would volunteer to complete the first report to the Board of Supervisors regarding an acknowledgement of the Commission's focus on the Comprehensive Plan.

Mr. O'Leary then went through the recommendations of the Comprehensive Plan to help inform Mr. Whalen on his proposed report.

The meeting adjourned at 09:01 PM.