

**Tredyffrin Township  
Planning Commission Workshop Meeting Minutes  
May 6, 2004**

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A workshop meeting of the Planning Commission was held on May 6, 2004, at the Tredyffrin Township Building. Members present included: Robert J. O’Leary, Chairman, Sean N. McCauley, Vice Chairman, J. Thomas Cooper, John F. Schultz, Libby Brinton, Victoria Snyder, Marlen Kokaz, Edward C. Sweeney and Giovanni D’Amato.

Also present: Joseph A. Janasik, Township Manager, William J. Bryant, P.E., Township Engineer/Director of Public Works and Mimi Gleason, Assistant Township Manager.

**ANNOUNCEMENTS**

Mr. O’Leary welcomed new member, Giovanni D’Amato to the Planning Commission.

**The following topics were discussed from a conceptual and design perspective. No action was taken on any item listed below:**

1. Final Land Development Plan: United Church of Christ; Proposal involves an addition to the church which will include a new 276-seat sanctuary on a 4.6-acre parcel at 45 Walker Road in the R-1 District (App.#34-03).
  - The applicant submitted a revised plan with changes to the building footprint along with landscape modifications.
  - The original plan cost more than the applicant could afford. The basement, terrace, and outside amphitheater have been eliminated and the outside overhang reduced.
  - The applicant displayed a building elevation. The proposal involves a small addition on the west side of the existing church and a single story structure at the north end of the site.
  - The applicant has obtained approval from the School Board for the storm sewer easement and will submit an executed copy to the Township.
  - The applicant’s engineer explained the stormwater management plan. After some discussion, the applicant agreed to raise the basin spillway one foot, as requested by Staff and the Commission.
  - The Commission will grant a waiver for the landscaping requirement relative to the shrub requirement for the basin.
  
2. Preliminary Land Development: D’Agostino Builders, Inc.; Proposal to construct nine (9) town homes and renovate two existing buildings at Berkley Road and Grove Avenue in the R-4 Residence District (App.#42-03).
  - The applicant was not present this evening, therefore this application was not heard.
  
3. Final Land Development: Saint David’s Golf Club; Construction of a new maintenance facility to be located on the north side of Upper Gulph Road near Copper Beach Lane in the R-1 Residence District (App.#07-04).

- The applicant submitted a revised landscape plan. The applicant stated that the Weins have agreed to the landscape modifications. The applicant agreed to provide a note on the plan showing a vinyl color coated fence to be installed up to the gate on Upper Gulph Road and along the properties on Copper Beach Lane.
  - The applicant has applied to the Chester County Conservation District for an NPDES permit.
  - The Arro review letter dated April 29, 2004 was discussed.
4. Preliminary Land Development: **J.K. Associates**; Proposal to construct an office at 1201 West Swedesford Road in the C-2 Commercial District (App.#08-04).
- The applicant gave a presentation of the revised plan. The gross floor area was reduced to 8,700 square feet.
  - The applicant submitted a “standard plan” showing all parking spaces at the required size of 10’ x 20’, but requested the Planning Commission approve the reduction of 9 spaces to 9.5’ x 18’.
  - The loading dock was moved from the Old Swedesford Road location to provide for maneuverability at the driveway entrance. The Commission expressed concern about the loading dock location because of sight distance at the driveway entrance and felt this is the most difficult space on the lot.
  - There was a discussion about possibly reducing the amount of parking spaces to allow more room as you enter the site and to move the loading dock to the rear. The applicant is not willing to do this because they need the parking spaces and do not want to seek a zoning variance.
  - The applicant informed the Commission that Mack Cali, the adjacent owner, will not provide an easement for emergency access.
  - The Commission is concerned about emergency vehicles not being able to access the rear of the property. The applicant said they discussed the emergency access plan with Berwyn Fire Company. According to the applicant, Berwyn Fire Company said they were okay with the plan to access the rear of the property from Westlakes to the east or over the driveway on Old Swedesford Road to the west.
  - There was a lengthy discussion about the right-of-way vacation plan dated March 5, 2004. The applicant is requesting the Township vacate the portion of the property that affects them and leave the rest of the right-of-way in place because that is the way they access their property from 252. The applicant explained the purpose of the right-of-way was to provide access to the site. The Commission requested that the plan be revised to clarify where the boundary ends. The applicant agreed to do this.
  - There was some discussion about the dumpster location at the site entrance. The applicant will screen and landscape the dumpster.
  - The applicant submitted a traffic analysis from Traffic Planning & Design classifying the proposed driveway as a low volume driveway due to trip generation.
  - The applicant requested a letter of recommendation to PennDOT for the Highway Occupancy Permit.
  - Items contained in the Arro review letter dated April 29, 2004 were discussed.
  - The EAC reviewed the plan because specimen trees are proposed to be removed. They recommended that the Planning Commission approve the removal of the specimen trees, subject to the condition that the applicant return to the EAC with revised landscape plans.
5. Conditional Use Application: **Lancaster Chestnut Associates, L.P.**; Proposal to demolish two residences and construct a warehouse at 35-37 Chestnut Road in the SPDD Special Paoli Development District (App.#09-04/CU#70).

- Staff explained that the condition discussed at the last meeting limiting the warehouse's use to the applicant is not enforceable.
- Staff will seek advice from the Solicitor regarding whether a broader condition limiting the use to that of any tenant in the shopping center would be enforceable.
- The Commission felt the warehouse use is problematic because its potential impact in Paoli.
- The Commission advised the applicant to seek approval for a retail use. A suggestion was made to create a mezzanine/two story building. The building footprint would need to be reduced in order to provide for required parking.
- A Commission member pointed out that the building location is not acceptable where there is no side yard provided at the southern portion of lot and would not approve the land development based on that. Staff said there are no setback requirements in the SPDD Special Paoli Development District.
- There was a lengthy discussion about how the warehouse could be used as an accessory use to the shopping center.
- The Commission questioned the applicant about the need for a warehouse. The applicant responded, they could not agree to contract terms for basement space which they previously rented from Brandolini Companies, owner of the Shopping Center. The applicant currently uses off-site storage to store merchandise.

## **DISCUSSION**

### **Zoning Ordinance Amendment To Allow For Billboards**

Ms. Gleason provided a summary report of the Solicitor's opinion about permitting billboards in various districts:

#### LI Limited Industrial District

- The Solicitor expressed concern about the 25 square foot sign limitation.

#### SPDD Special Paoli Development District

- The 2,500 linear foot proximity limit would apply because there is an existing billboard at Route 30 & 252; A sign would be possible on the eastern end of the SPDD. However, the billboard would have to be the only use on the lot which the Solicitor thought may limit its economic feasibility.

Staff will obtain more information about the overlay district. The key is to come up with the correct language to satisfy the legal obligation for billboards which will limit the use in the overlay district to the three lots that have existing billboards. Rezoning may be necessary to make the use conforming.

Mr. Janasik mentioned we received another application since our last meeting for a billboard sign at Yellow Springs Road at the turnpike near the Atwater property.

There was some discussion about permitting the use of billboards in Township parks to increase the available sign area.

The meeting adjourned at approximately 10:00 PM.

Respectfully Submitted,

Joan Gallo, Recording Secretary