

***Radnor Township Planning Commission
Minutes of the Meeting of March 1, 2021***

Present: Mr. Steve Varenhorst; Mr. Matt Golas; Mr. David Natt; Mr. Lane Vines; Lane Vines; Christopher Brubaker; Skip Kunda

Absent: Ms. Megan Gonzales; Ms. Elizabeth Springer

The meeting started at 6:00pm

- Matt Golas, Vice Chair, called the meeting to order. The Pledge of Allegiance was recited.

- **Meeting Minutes for February 1, 2021** **Approved 6-0**
Approved: Mr. Steve Varenhorst; Mr. Matt Golas; Mr. David Natt; Mr. Lane Vines; Christopher Brubaker; Skip Kunda

- **910-912 Conestoga – Sketch Plans**
 - Dave Falcone, Luciano and Rick Stratton reviewed plans
 - Applicant is looking for relief for setbacks, parking requirements and outdoor dining.
 - Applicant will also be looking for a map amendment change.
 - Applicant reviewed staff comments from Gannett Fleming and Gilmore & Associates
 - Mary Eberle, Esq., Solicitor for Radnor Township strongly suggests a meeting between staff and applicant.
 - Commissioner Farhey would like to see the applicant schedule a meeting with the residents.

Public Comment:

Anne Minicozzi: Radnor Ave – do we have an ordinance for permanent outdoor seating; the parking spaces at the flower shop should not be included in the parking plan, anti-demolition ordinance what point do we have to stop demolishing properties. Stormwater management challenges.

Commissioner Farhey is concerned about the parking at the green house. He is concerned about the left turn out of the lot and how narrow and tight it is on the side street. What is the living arrangements, number of bed rooms for the apartments upstairs.

Roberta Williams - staff comments have address many concerns of the residents. Parking, traffic and stormwater are high issues in the neighborhood.

Lynn Ellis– concerns regarding parking and traffic

- **812-822 Glenbrook Final Land Development**
 - Nick Caniglia, & Tim Rubin reviewed plans
 - Approved for 1 apartment from Zoning
 - BOC recommended preliminary plan approval
 - Nothing has changed since that preliminary plan review

Public Comment: no public comment

Motion: Final plan approval condition upon receipt of the planning module exemption and further recommending the grant of the waiver for existing features within 500 feet of the property

Approved -6-0

Approved: Mr. Steve Varenhorst; Mr. Matt Golas; Mr. David Natt; Mr. Lane Vines; Christopher Brubaker; Skip Kunda

- **Eastern University – Zoning Map Amendment**

- Dave Falcone, Esq., reviewed the proposal for the Map Amendment
- Steep slopes – applicant will be seeking relief from the Zoning Hearing Board. Applicant is looking for some feedback from the Planning Commission beforehand.

Recommendation: To approve the zoning from R1 and PI to R2

Approved 5-1

Approved: Mr. Steve Varenhorst; Mr. Matt Golas; Mr. David Natt; Mr. Lane Vines; Skip Kunda

Not approved: Christopher Brubaker

- **Eagle /Radnor Roads-Eastern University – Preliminary/Final approval**

- Dave Falcone, Esq., reviewed plans and neighbors' concerns for the building restrictions, building material and impervious coverage.
- Agree to fund the pedestrian crossing and additional sidewalk.
- Mark Stanish reviewed architectural' s.
- Rob Lambert, Site Engineering reviewed site plan and discussed steep slopes, impervious coverage, stormwater, and sidewalk extensions
- Staff comments: will comply.
- Steve – pervious and/or porous material

Public Comment:

Douglass McCone – opposed to the rezoning. Questioned the restriction covenant.

Matthew Schuh- supports the project and rezoning.

Bill Marino – 2 Paul Road- concerned about the foot bridge.

Brian Johnson- supports the project but is concerned about the delivery of what is proposed with the convenance and execution is done in a smart way.

Richard Ranck – concerned about how long will project take and the clear scape. Approval be contingent on approved models.

TJ Doyle – 710 sycamore – supports the rezoning and land development plan.

Patricia Conlan-250 Radnor Street Road-supports project pending the 20 home commitment.

Sven Dethlefs- Chamounix road-Support's project

Matthew Marshall – 228 Walnut – commented on the zoning, sidewalk and number of homes.

Barbara Kraus Blackney – commented on the concerns of the zoning.

Hank Mahoney – concerned about the covenant and zoning. Opposed of the rezoning.

Recommendation: The Planning Commission recommended preliminary approval of the plan with the following conditions: Compliance with the 2/24/21 Gannett Fleming review letter, Compliance with the 2/23/21 Gilmore Associates review letter, house renderings should be shown on plans, adoption of the Zoning Amendment, requires Zoning Hearing Board relief for steep slopes, and amend plans to show pedestrian bridge.

Approved 6-0

Approved: Mr. Steve Varenhorst; Mr. Matt Golas; Mr. David Natt; Mr. Lane Vines; Christopher Brubaker; Skip Kunda

200 S Ithan Ave – Preliminary Land Development - Per the applicant’s request, this has been tabled until April 2021

Tabled 6-0

Approved: Mr. Steve Varenhorst; Mr. Matt Golas; Mr. David Natt; Mr. Lane Vines; Christopher Brubaker; Skip Kunda

Discussion of an ordinance of Radnor Township, Delaware County, Pennsylvania, amending Article XIX, Density Modification of the Radnor Township Zoning Ordinance by increasing the required open space for such uses and amending § 280-115 by establishing an open space requirement for other residential uses.

- Commission and staff discussed amending the Density Modification ordinance

Public comment

Christy Flynn 236 Aberdeen – consider differentiate subsurface and above ground stormwater facility; create flexibility have contiguous or of a minimum size.

Recommendation: Approval of ordinance 2021-03 with the removal of Flood Plain from section 280-91b.

Approved 6-0

Approved: Mr. Steve Varenhorst; Mr. Matt Golas; Mr. David Natt; Mr. Lane Vines; Christopher Brubaker; Skip Kunda

- **BDN 250 King of Prussia Road-Zoning Hearing Board Application**

- Alex Tweedie, Bob Tucker and Joe Traynor-reviewed the application.

Recommendation: Planning Commission recommends to be neutral and zoning consider this application

Approved 6-0

Approved: Mr. Steve Varenhorst; Mr. Matt Golas; Mr. David Natt; Mr. Lane Vines; Christopher Brubaker; Skip Kunda

- Old Business
- New Business
- Adjournment

Next regular scheduled Planning Commission meeting is April 5, 2021