

Radnor Township Planning Commission
Minutes of the Meeting of June 7, 2021

Present: Mr. Steve Varenhorst; Mr. Matt Golas; Mr. Lane Vines; Christopher Brubaker; Ms. Megan Gonzales; Ms. Elizabeth Springer

Absent: Mr. David Natt; Skip Kunda

The meeting started at 6:00pm

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

- **Meeting Minutes for May 3, 2021** **Approved 6-0**
Approved: Mr. Steve Varenhorst; Mr. Matt Golas; Mr. Lane Vines; Christopher Brubaker; Ms. Megan Gonzales; Ms. Elizabeth Springer

- **200 S Ithan Ave-Preliminary Land Development-Construction of 9 single family homes on individual lots**
 - Mary Eberle, Esq., updated the Commission on the plans and why the applicant is on the agenda.
 - Nick Coniglia reviewed plans and discussed sidewalk issues
 - Applicant is willing to add sidewalks
 - Liz Springer would like to understand what issues they will be facing
 - i. Steve Norcini, explained what the issues they could be facing
 - Roger: there are three waivers the applicant will need
 - i. Sidewalk on South Ithan
 - ii. Internal sidewalks
 - iii. 500 feet of the site (Roger has no objection to)
 - Applicant is proposing an 80 degree angle approach to South Ithan
 - i. Damon Drummond from Gilmore & Associates-Suggested to design the street as close to 90 degrees as possible.
 - Tim Davis and Dave Fiorello, Applicants Engineers, explained why the street is at an 80 degree angle
 - Megan Gonzalez asked that the existing barbed wire fencing be removed.

Public Comment: No public comment

Motion: Motion to recommend the grant of Preliminary Plan approval conditioned on: 1) compliance with the June 1, 2021 Gannett Fleming and the May 28, 2021 Gilmore and Associates letters)a redesign of the entrance to be at 90° angle with S Ithan 3)upon the removal of barbed wire fencing on the development site and on open space areas, with the cooperation of the HOA. The PC further recommends the grant of all waivers requested provided that the Waiver of sidewalks along the S. Ithan Avenue frontage is expressly conditioned on compliance with conditions regarding sidewalks set forth in the CU Adjudication dated 3/4/21. **Approved 6-0**

- *Approved:* Mr. Steve Varenhorst; Mr. Matt Golas; Mr. Lane Vines; Christopher Brubaker; Ms. Megan Gonzales; Ms. Elizabeth Springer

- **250 King of Prussia Road – Preliminary/Final Land Development Plan-Construction of a parking structure over an existing surface parking lot**
 - Bob Tucker, represented the applicant.
 - Joe Traynor, and Alex Tweedie reviewed plans and staff comments.
 - Greg Richard reviewed staff traffic comments.

Public Comment:

- Susan Stern- 202 midland-felt it was difficult on where the parking garage is going. Questioned the Zoning variances. Discussed the stormwater and fee in lieu of. Susan expressed concerns regarding the traffic counts.

Recommendation: Return next month with a full traffic presentation.

Table 6-0

Approved: Mr. Steve Varenhorst; Mr. Matt Golas; Mr. Lane Vines; Christopher Brubaker; Ms. Megan Gonzales; Ms. Elizabeth Springer

Next regular scheduled Planning Commission meeting is July 13, 2021