

Radnor Township Planning Commission
Minutes of the Meeting of April 1, 2019

Present: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas

Absent: None.

The meeting started at 7:00pm

- John Lord, Chair, called the meeting to order.
- The Pledge of Allegiance was recited.
- **Meeting Minutes for March 4, 2019**
 - Motion to Approve:** **Approved 9-0**
Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas
- **WAWA**
 - In providing a legal opinion for the Planning Commission, the Solicitor representative, Mary Eberle, explained that Wawa's proposed structure and use includes a convenience store with gas pumps located outside of the building line. This appears to present both a structural and use non-conformity for which the Applicant will need to seek relief from the Radnor Township Zoning Board in the form of a variance and special exception, respectively. Such relief must first be obtained from the Zoning Board before the Planning Commission may address the proposed development. The Applicant, through its counsel Nicholas Caniglia, expressed its intent to request a 30 day extension of the application, or until June 13, 2019. The Commission moved to table the issue until its next meeting on May 6, 2019.
 - Public Comment
 - i. Susan Stern – asked if the public could expect to see certain letters received from attorney James J. Greenfield and from the Solicitor.
 - ii. Roger Phillips advised that Mr. Greenfield's letter is in the packet posted on the Radnor Website, Agenda & Minutes for the Planning Commission.
 - iii. John Lord, Chair, will consult with the Solicitor before making a decision on posting the Solicitor's letter.
- **Motion to table until the May 6, 2019 Planning Commission Meeting:** **Approved 9-0**
Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas
- **360 Conestoga Road**
 - Andrew Eberwein. Representing the applicant, reviewed plans and letters from Staff
 - Waivers they would like to be considered
 - Letter from Gannett Fleming
 - Subdivision/Land Development
 - 1. Will comply - Would like to move forward contingent upon applicant obtaining a Title Report and providing the township with a clean title.
 - 2. Will comply with items #2, 4
 - 3. Applicant is asking for a waiver for item #3 – **Granted**
 - General
 - 1. Will comply with items 1&2

Letter from Gilmore and Associates

1. Will comply with items listed on their letter
- Letter regarding sub division from neighbor was read and discussed
 - i. His concerns will be addressed by Staff when and if they construct on this new lot.
 - Public comment
 - i. Richard Butcosk -325 S Wayne Ave – concerned about the lot lines on the drawing and numerous math errors.
 1. These corrections will be done prior to moving forward to the Commissioners
 - ii. Baron Gemmer – 335 S Wayne Ave requested clarification on the date accepted on the Gannett Fleming letter.

Motion to Table for 30 days to give the applicant a chance to fix all things that applicant already identified that he will comply.

Approved 9-0

Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas

- **Jaguar/Land Rover -**

- Nick Caniglia reviewed plans
Gannett Fleming review letter
Site Development
 1. Item 1 – asking for waiver for plans to be considered Preliminary Final –Waiver granted
 2. Item 2–waiver granted
 3. Item3 under Site Development and Item 8 under Subdivision Land Development parking area waiver – granted with submitting fee to the Shade Tree FundSubdivision Land Development
 1. Items 1, 2, 6, 7, 10 & 11– will comply
 2. Item 3 requesting waiver
 3. Item 8 the fee in leu of will complyStomwater and General Note
 1. Will complyGilmore & Associates
Traffic
 1. Applicant is looking to have deliveries on a different site but will be looking for other options
 2. Will prohibit deliveries on Lancaster AvePublic Comment
 - i. Darcy- 115 Iron Works Way - was concerned about deliveries

Motion to Approve the Preliminary to Final Land Development for Jaguar/Land Rover and with any complies, and necessary improvements, related to parking and other items discussed.

Approved 9-0

Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas

- **145 King of Prussia Road**

- Mark Kaplin – Representing Brandywine Realty Trust, Equitable Owner, gave a brief synopsis on why they are here.
Gannett Fleming letter

- i. Bio Retention Basin has changed, applicant will submit new report to Gannett Fleming
- ii. Items 1,2,3 will comply

Gilmore & Associates Letter

- o Required improvements is Penn's obligations and will be done

Subdivision and General Comments:

- o There is no change to the plan from Preliminary to Final. Mike Kissinger, from Pennoni will be reaching out to discuss with Gannett Fleming, Gilmore Associates and staff on all items.
- o Steve Norcini, P.E., commented that they are going to have to prove to township staff that the review comments are inaccurate otherwise they will carry forth when it goes to the BOC.
- o Steve Norcini, P.E. suggested that the applicant will comply to all comments applicable to this site.

Public

- o Lloyd Goodman from Radnor Racket – addressed discrepancies in the plans and would like to change the placement and types of trees on his property.

Motion to approve the Final Land Development plan as submitted by Brandywine Radnor Hospitality Property I, LP and Brandywine Radnor Property I, LP, with notation that the request for approval of the waivers and letters submitted by Gilmore Associates be addressed with the engineer of record to her satisfaction

Approved 9-0

Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas

- **Proposed PLO Parking Amendment**

Recommended Edits:

- o Clarify whether the proposed amendment is Township wide.
- o Section B. (8): "Medical/Dental offices including ambulatory care facility: one (1) space for each examining room."
- o Section B(11) should read: "Banks and Office buildings, including general, professional, and sales:"
- o "Drive-in banking facilities shall provide stacking for four (4) vehicles per teller:"

Motion to Submit to the BOC the Planning Commissions revisions to the revised parking ordinance

Approved 9-0

Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas

- Old Business – none
- New Business
- Adjournment

The meeting ended at 9:06pm

Next regular scheduled Planning Commission meeting is May 6, 2019