

Radnor Township Planning Commission
Minutes of the Meeting of August 5, 2019

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

Absent:

The meeting started at 7:00pm

- John Lord, Chair, called the meeting to order. The Pledge of Allegiance was recited.

- **Meeting Minutes for July 1, 2019**

Motion to Approve:

Approved 8-0

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

- **733-741 Harrison Road**

- Dave Fiorello represented the applicant and reviewed plans
- No objections from staff regarding the waiver requests.
- In regards to Gannett Fleming's comment; "Restrictions as to Subdivisions" referenced in the Title report.
 - i. Dave Fiorello, PE explained that the plans from 2015 references that no additional buildings could be built, or principal uses could be built on the lot as a result of lot consolidation.

Motion: recommend waivers be granted for items 1,2 and 3 which is §255-22-B.1(k), §255-22-B.1(p) and §255-22-B.1(r) and the approval of subdivision with any corrections necessary or do by revisions necessary by staff.

Approval 9-0

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

- **The Ardrossan Farms**

- John Snyder from Saul Ewing represented the applicant and reviewed plan changes
 - i. North American Land Trust (NALT) – The land Trust that has accepted the gifting of most of the open areas within the development for its preservation.
- Applicant will need a waiver to extend cul de-sac
- Steve Norcini, P.E. requested NALT lot 4 – Tree maintenance be part of the record so it can be enforceable even if it's deeded to NALT.
 - i. Mary Eberle, Esq, explained that Steve's request could be accomplished by a declaration when the township is able to ascertain the maintenance responsibilities. This can be a declaration that's filed separately or a note on the plan.
 - ii. John Snyder does not agree to the request. The HOA will be the responsible party for maintenance.
- John Snyder will add the covenant to the plans that the HOA will be responsible for maintenance plus abide by the shade tree ordinance.
- Dave Fiorello, P.E. - Trifle Easement providing access to 413 regarding the responsibility for maintenance will be addressed; Sanitary Sewer profile on sheet 1112 is a typo so that's a will comply. Will also comply with setback lines being labeled

Motion: to approve including the grant of a waiver from §255-27-d1 to allow the extension of the cul-de-sac condition of compliance with the Gannett Fleming letter of July 30, 2019, specifically items 1, 3, and 4 and further conditioned upon including on the plan a note that the HOA is responsible for the maintenance of properties including NALT lots and including maintenance of trees consistent with the Shade Tree Ordinance.

Approved 8-0

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

- **Proposed Lighting and Noise Ordinance**

- Steve Norcini explained to the Commission that the BOC has requested that with the help of the Township Solicitor and Staff, the Planning Commission come up with a noise ordinance and lighting ordinance that can be brought back to the BOC.
- Steve's goal is to go back to the BOC with a schedule of when a draft ordinance will be put before them,
 - i. A sub-committee is suggested
- Matt Golas has asked why has the BOC requested these ordinances be reviewed and changed.
- Steve Norcini, P.E. suggested that a memo to the BOC from the PC stating that the PC Commission is fine with the lighting and/or ordinance as it stands today adding the Modern tweaks suggested by Matt Golas for lighting, to form a sub committee to review each ordinance and submit suggested changes to the BOC.
- Sub Committee meeting do need to be advertised.
- Charles Falcone, suggested keeping the ordinances the same and add a chart with the current standards.
- Gonzales feels the request for the PC to overhaul all aspects of the ordinance with regard to lighting is too broad. If light trespass on adjacent properties is a problem, the ordinance revision should focus on those specific issues.
- Chair will request when the ordinances will be added to the Agenda for further discussion

- Old / New Business – none

- Adjournment

Next regular scheduled Planning Commission meeting is September 3, 2019