

***Radnor Township Planning Commission
Minutes of the Meeting of August 1, 2016
301 Iven Ave., Wayne, Pa***

Chairperson Steve Cooper called the meeting to order and led the Pledge of Allegiance with the following Commission members present: Kathy Bogosian, Skip Kunda, Regina Majercak, Susan Stern, Steve Cooper and Charles Falcone. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; John Rice, Esq.; Commissioner Don Curley, Stephen Gabriel Township Planner and Kevin Kochanski, Zoning Director. Not in Attendance: John Lord, Elizabeth Springer, and Stephen Varenhorst.

Minutes of the July 5, 2016 meeting

Susan Stern moved to approve the minutes. Seconded by Skip Kunda, the motion carried.

Steve Cooper discussed quorum issues – There are only 5 members present and Charlie will recuse himself from 800 Goshen and Radwyn Apartments. There is a procedural matter to discuss with John Rice regarding 800 Goshen. Steve Cooper questioned why the Township will hear the presentation when the property cannot be developed. John Rice discussed the history of the project and SALDO issues. John suggested that the PC listen to what the applicant has to say in his presentation.

Radwyn Apartments

Larry Shontz representing Radwyn Apartments made a presentation. The project involves the addition of an approximately 2,400 sq.ft. storage building and plan to dismantle the existing pool house and re-build a new modern pool house. All engineering work is handled by Mr. Dan Poppowell with Nepo Associates. Dan Poppowell continued the presentation. He explained that the storage building will be used just to store grounds equipment and there will be no restrooms. The second building will be replacing the existing pool house. They will build on top of old foundation of the old poolhouse. The building will be for residential use and include potential work out facilities and restrooms (ADA compliant). The applicant has met with Township on several occasions regarding stormwater management since the existing facility was built prior to current stormwater ordinances. We are proposed to infiltrate stormwater near the pool house and construct a larger rain garden down along Bryn Mawr Avenue. A waiver was requested to combine preliminary and final submission together, as there are no public improvements and it is a relatively small application.

Steve Cooper asked if the applicant has seen the review letters and if they will comply with all comments. Dan Poppowell indicated yes they would comply with the Gannett Fleming and Gilmore Letters.

Susan Stern questioned what road is considered the front and back yards, the height of the shed, buffering regarding Birches Lane community, and the relocation of 2 parking spaces. These items were discussed.

Susan Stern also questioned if the applicant is meeting the proposed changes to stormwater ordinance. Roger Phillips indicated that they are not complying with the new ordinance that is not in affect yet, but they are complying with the current ordinance. Susan suggested they try to comply with new ordinance since they need minor waives of the plan. Susan also questioned fencing and mulch areas to which Kevin Kochanski replied that the fencing will be addressed with permitting.

Dan Poppowell will look at the new ordinance to see which items they can address.

Kathy Bogosian questioned whether the pool house will have food service and if it is solely for the use of the occupants. Larry Shontz indicated that it will not have any cooked food however there may be a vending machine in the future

Regina Majercak discussed stormwater issues and how they will be addressed. Dan Poppowell discussed the stormwater system proposed and how it exceeds what is required by the Township.

A motion was made by Steve Cooper to recommend approval of the preliminary/final provided that the applicant addresses all of the review comments, motion was seconded by Skip Kunda, the motion carried.

800 Goshen Road

John Snyder Esq. representing the applicant discussed the history of the project and why the developer feels that this is a developable lot.

Dave Falcone, Esq. would like to go through the Engineers' letter to discuss comments and get feedback, so they can continue the process. Steve Cooper states that the board is reluctant to hear the review letters. John Rice added he would like to hear from Mr. Falcone which parts of the letter can't be complied with and what waivers are being. Ultimately the issue of can they building anything on the lot will not be decided by the Planning Commission or Board of Commissioners. Dave Falcone stated that Jeremy Maziarz from Chester Valley will walk through the letters and discuss the items that they will try to comply with.

Jeremy Maziarz of Chester Valley Engineers started the presentation by showing the overall subdivision plan. Jeremy read through Roger Phillips review letter commenting on the issues on which are non-compliant or need direction from the PC. The applicant will comply with Comments #1-#10. The applicant would like direction regarding Comment #11 regarding the variance required for steep slopes. Roger indicated that they are disturbing steep slopes and the zoning code is clear that steep slopes can be disturbed only for a certain number of specific uses and conditions. Mr. Cooper suggested that the engineers meet to discuss. Susan Stern indicated that there is no comment that she will make this evening to infer that she thinks this is a viable plan. Jeremy discussed sidewalk paths and street lights and feels that they may be able to comply with those issues. Comments #5 & #6 under Subdivision and Land Development, they may be able to comply with but waivers may be requested. Mr. Cooper would like the discussion on issues to be engineer to engineer. Kathy Bogosian cannot see how you can build these houses without proper access for fire equipment. Skip Kunda discussed the proposed common driveway and the historic carriage trail. It appears that part of the carriage trail is within the driveway.

Jeremy Maziarz read through Amy Kaminski's letter from Gilmore and Associates and questioned comments #9 and #10 regarding off-street parking facilities. Skip Kunda questioned why Jeremy skipped #5 which is a cul-de-sac comment. Some of the existing homes have turn arounds for the existing driveways. Amy Kaminski recommended providing a turnaround area.

Skip Kunda referenced the Shade Tree Commission and how a new plan was requested to clearly show what trees will be removed and replaced. This has not been through Shade Tree. Discussion regarding

what Shade Tree requested will be shown on the plans, enlarging a page to show the trees that are coming down.

Susan Stern questioned page 4 comment #12 of the Gannett Fleming letter, the width of lots 2 and 3. Jeremy indicated that a waiver would have to be requested. Regina stated that she thought the intention tonight was to discuss the variances and waivers. John Rice indicated that he suggested that be done but they are not prepared to discuss the waivers.

Dave Falcone indicated that the primary issue is if the lot can be developed and they feel that it can be developed and would like to have the plans in order for when it is decided it can be built. Dave does not think they are wasting time, but they know there is a bigger issue. They are proceeding as if they have a formal plan and they are in for a review. John Rice suggested a more efficient way to proceed is to send a letter to the Township to list the waivers requested. Dave Falcone agreed.

Public Comments

Peter Klaus 758 Darby Paoli Road – Discussed the history of the events regarding the open space issues.

David Piver 756 Darby Paoli Road – Discussed degree of flooding in the area. Also suggested everyone go look at this beautiful unique area.

Harriet Anderson 849 Goshen Road – Discussed history of the project and Cass Holloways testimony at the Zoning Hearing Board on March 19, 1998. Supports the DCPC recommendation to not approve this plan and disapprove any development.

Judy Sherry 725 Governor Circle – Urges the PC to recommend denying the application to subdivision lot 9, due to lots to be open space, steep slopes, storm water, and the close proximity to Darby Creek, and safety.

Dan Sherry 725 Governor Circle – Suggests the PC review the 2005 and 1998 agreements and testimony and history of what went into that.

Gretchen Grobel on behalf of Radnor Conservancy – Through her research and talking to neighbors it has always been understood since the late 90's that lot 9 was represented as open space to neighbors and Township officials. Questioned steep slopes and wetlands on the site. Also Heritage trees and destruction of major wildlife habitat.

Abbey (last name inaudible) – Showed the PC a picture with orange fence to show where construction would be and its location in the floodplain area.

Skip Kunda discussed new floodplain maps and hopes that the applicant is using most current floodplain maps.

Motion to table plan Regina Majercak, second Susan Stern. The motion carried.

PLO

Steve Cooper announced there are review letters on the PLO in the packet. Commissioner Curly is in attendance. Susan Stern discussed Mr. Falcone's letter and the parking structure language and also the issue of traffic neutrality. Also discussed the size of the buildings based on the acreage. She stated that we should be able to say a property cannot building more than x amount of square feet per acre and they need to show traffic neutrality. The motion of traffic neutrality should definitely be kept in the ordinance. Also discussed the signage in the PLO.

Regina Majercak discussed that it states the signage language was proposed by the planning commission, she disagrees with that and would prefer not to have it. She would like to echo what Susan Stern said about traffic neutrality. If additional trips throughout the day, then the peak trips need to be reduced.

Kathy Bogosian also agrees with traffic neutrality except it is an unknown entity. Also, does not want a health and fitness center and it keeps being included in the draft.

Kevin Kochanski stated they discussed last month not making changes to any one draft, that the PC would put together a memo of recommendations. The PC makes recommendation to the revisions and the BOC will review on a point by point basis.

A memo will be created by Kevin Kochanski to indicate what items the PC would like to see addressed. The PC discussed each line item in-depth about what items they want to address.

Susan Stern understood that they are supposed to work off the ordinance that was provided by Mr. Curley and we are supposed to add to and delete from that.

Kevin Kochanski indicated that the ordinance has not changed from what was provided last month. We are going through a round of getting final comments and they will go to the BOC and revisions will be made and the PC will get another draft.

A discussion ensued with the PC regarding the wording and percentages of lists A and B. The wording of the use regulations need to be revised. The PC discussed having the minimum of 30% that triggers the new ordinance. If it is less than 30% it can be allowed, but there are no benefits.

Dave Falcone discussed the BOC discussion at the meeting regarding the percentages of A and B. He stated that you cannot max the percentage in list A. A mixed use has to include a portion of A. We need a minimum of A not a maximum. You must retain some character of list A.

Mark Kaplin discussed that there is a misnomer and that a change does not mean additional development. There are maximums per acre in the ordinance.

After a lengthy discussion, the PC recommend that list A would be 30% to 100% and list B would be 0 – 70%.

The PC recommended that the health/fitness center only be allowed in conjunction with another use and not open to the public.

The PC recommended the remove outpatient surgical center and rename ambulatory care facility.

There was discussion of how many lots are less than 10 acres in the PLO. Mike Pilko with RHJ representing the Radnor Racquet Club stated that there are 4 sites that are less than the 10 acres and showed the sites on a map.

Kevin Kochaniski indicated that you can have a provision that states at the time there can be no subdivision of the lots after the effective date of this ordinance. Mark Kaplin discussed his idea of a financial subdivision provision and the PC is supportive of that idea.

The PC discussed creating a C list that would be allowed on a smaller lot area. Dave Falcone suggested that the minimum lot area should be dropped to 7 Acres. A discussion ensued regarding minimum lots sized and allowed uses in the PLO. The PC prefers a list C list that includes, age restricted housing, hotels, skilled nursing and independent living that would be allowed with a smaller lot size. The PC recommended lowering the lot size to 7 acres. Mike Pilko suggested that 6 acres be used as a minimum because of the way lot area is determined.

Discussion ensued regarding parking garages and structured parking and the PC decided to keep the ordinance as it is. Mark Kaplin discussed the Penn/Brandywine plan and now they are ready to develop, they have to wait to see what interpretation of the ordinance will be used.

The PC discussed building placement setbacks and the angle of the building offsets. Also the PC recommends the increase of the riparian buffer to 50 feet.

Kevin Kochanski discussed a greater setback to mixed use to residential use versus a residential district. The PC recommended a 200 foot setback.

A discussion regarding parking structures and impervious coverage was discussed. Dave Falcone stated he did not think that the impervious lot coverage was vague and discussed that section of the ordinance. Mark Kaplin discussed Bio-Med received their approval for 475,000 sq.ft of general office space. If they keep adding more and more things to make it difficult to build a plan, and some point Penn/Brandywine will not be able to do they plan they would like to do and the Township will end up with another Bio-Med. And they are trying to do something much nicer.

The PC discussed dimensions of the offset of the building to include additional requirements.

Steve Gabriel discussed the setbacks and the 200 feet setback when you are next to the residential. With some of the smaller properties, when you pull back the 200 foot setback, there is no room to build.

Dave Falcone indicated that what he has seen tonight is real progress and thanked the PC for their efforts.

Kevin Kochanski will formulate into memo with all of the points itemized. The timing of this should allow the PC to see the memo at the September meeting. Memo will then go to the BOC and the BOC will vote on each bullet point and provide further direction. It would then be incorporated into the actual ordinance. The ordinance would then go back to the BOC to review and distribute to the PC and the DCPC. The formal ordinance review process would start at that time.

Mike Pilko stated they appreciated the hard work of the PC and appreciate consideration for sites less than 10 acres, and the inclusion of the type C uses, and agreed that parking structure issue needs work and they do feel strongly regarding building length. 160 feet is not practical but 350 feet would be ideal.

Public Comment

New Business

Discussed the length of the meetings and how to handle the length of the meeting or maybe have an additional meeting.

Respectfully submitted,