

***Radnor Township Planning Commission
Minutes of the Meeting of September 6, 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, John Lord, Regina Majercak, Elizabeth Springer, Susan Stern, Stephen Varenhorst, and Charlie Falcone. Attendance included: Roger Phillips, PE, Township Engineer; Damon Drummond, PE, Township Traffic Engineer; Peter Nelson, Esq., Public Works Director, Steve Norcini. Not in Attendance: Skip Kunda.

Minutes of the August 1, 2016 meeting will be approved next time due to the need to edit.

415 Maplewood has been withdrawn from the meeting at the request of the Applicant. This will be on the agenda for next month's meeting.

*2016-D-11
Ardrossan Farm Phase 4*

Sketch Plan

Charlie Falcone recused himself.

John Snyder, Esq. with Saul Ewing and Edward Scott made a presentation on the sketch plan submission and what they would like to do. John showed the approved subdivision plan with phase map, and stated it will focus on Phase 4. We have been conveying open space parcels to the North American Land Trust because it could be them or the Association that would own the open areas of the tract. The Association would own the pond. One of the options during the conditional use included some options in Phase 4, and it was determined that Phase 4 would work for some large lots.

Eddie Scott is hoping to take the opportunity to do less houses and to have more open space. As an alternative to approved plans we can have 6 house sites instead of 20 on 100 acres.

Suzan Stern questioned how this will be completed, by a series or lot consolidations. John Snyder explained that they would like to see them owned or managed by the North American Land Trust. They already have lots and NRA areas approved. They would like to leave the open space, as the key is to take the best homesites and make sure they fall within a lot or 2 lots, not in NRA areas, and that the property lines match up with the subdivision plan lines, which is the purpose of the subdivision sketch plan. The lot lines are changed slightly to make sure they are getting the best locations for the house sites.

Suzan Stern asked if the NRAs will be incorporated into the 6 residential homes sites. John indicated that they would end up creating partnerships with those lots with the people that are buying them and the NRAs.

Susan Stern questioned what happens if the owner doesn't want to participate in NRA, if they just buy lot for their property, and why it didn't get developed like this in the first place. John explained that both plans have been on the table.

Kathy Bogosian questioned if there is a guarantee that someone who buys several lots and an NRA lot would not be able to sell a lot. John indicated that there was no guarantee that won't happen.

Kathy's concern is that the 6 overall lots look great, but if some are developed that way and some are not, it would be a hodgepodge road system.

John Snyder and Eddie Scott discussed how the lots are going to work if any open space was reduced.

Kathy Bogosian questioned that there is no loss of open space. John indicated the open space remained the same square footage and indicated where the adjustment to open space was made. Kathy asked Roger Phillips if he will review and discuss quality of open space. Roger indicated that the ordinance only addressed amount of open space and not quality. Roger stated he has not seen the reconfigured plan.

Kathy questioned how Lot 4 has road access? John indicated that there will be a driveway easement for it. Kathy also questioned the timing of this sketch plan and discussion ensued regarding phasing.

Public Comment: Leslie Morgan- Looked at the Township web-site and noticed that the numbers are inconsistent with numbers given on agenda, just wanted to clarify. Stated that the conditional use plan is posted on the Township web-site and asked for the Township to put up final plan. Says she thinks this is a beautiful plan and it is unique.

John Snyder-In conditional use approval they showed the 15% needed for open space; plan shows shaded areas of open space that made up the 51 acres; when they subdivided and looked at area for NRA there was no need to put more land in NRA then could support the yield for the NRA for a value for the partnership, so the open space grew.

Leslie Morgan – Wanted to know when the trees in the buffer zone will be planted.

John Snyder – The portion of the barn that has been completed is scheduled to be planted between now and the end of October.

Public Comment

Sarah Pilling from Garrett Avenue commented on the Lights at Radnor House. Due to new light bulbs and fixtures at Radnor House, light is getting through the trees and lighting up her second floor. Worried about light pollution, this really should be looked into for the future of the Township.

Kathy questioned when Radnor House was developed if there was a certain standard, can they be held to that standard when they are approved. Do we need to address new ordinances? Roger stated that they are held to the ordinances that were in place when the plan was approved and it might be an enforcement issue, and he will follow up with Kevin. Kathy stated that we should address this sooner rather than later.

There being no further business, the meeting adjourned.

Respectfully submitted,