# Radnor Township Planning Commission Minutes of the Meeting of September 8, 2015 301 Iven Ave., Wayne, Pa

Chairperson Steve Cooper called the meeting to order with the following Commission members present: Kathy Bogosian, Charles Falcone, Skip Kunda, John Lord, Regina Majercak, Doug McCone, and Elizabeth Springer. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Stephen Kramer, Esq.; Kevin Kochanski, Director of Community Development; and Planner Stephen Gabriel. Stephen Norcini, PE, Director of Public Works was absent. Susan Stern arrived later during the meeting.

Steve Cooper announced that David Falcone, Esq. requested a short period of time for him to display an informal presentation of Penn Medicine at Radnor. This item was not on the agenda, but he was granted time during the evening.

### Minutes of the August 3, 2015 meeting

Charles Falcone moved to approve the minutes. Seconded by Kathy Bogosian, the motion carried.

Village Associates 2015-D-09 Preliminary
The Cottage at Valley Forge Flowers
Construction of a 589 Sq. Ft. greenhouse connection between two existing buildings in the Eagle Village Shops

George Broseman and Donna Torpey appeared before the Board. The plan was described showing the proposed connection area between two existing buildings owned by Valley Forge Flowers. The applicant will comply with all of the subdivision comments. The zoning comments will be resolved with discussed between the applicant, the Township Engineer and the Zoning Officer.

John Lord would like to see the applicant go back with staff and discuss the zoning issues due to the amount of loose ends before a decision is made.

Charles Falcone moved to recommend approval for a preliminary/final plan subject to the applicant meeting and complying with all requirements and zoning. Seconded by Kathy Bogosian, the motion passed 7-1. Skip Kunda opposed.

#### Penn Medicine at Radnor Preliminary Sketch

Dave Falcone, Esq., on behalf of Penn Medicine, University of Pennsylvania Health Systems and Michael Pilko, RHJ Assoc., P.C., appeared. They are considering the mixed-use overlay and displayed a power point presentation with a brief detailed overview of what Penn would like to envision on the site. Green development will be utilized with green roofs and possible green areas on the side of the parking structures to both conceal the vehicles and add more green. The buildings will have glass windows, there will be many open areas, and large green areas

will complement the proposed energy efficient buildings. This development is only utilizing one half of the site. The other side will be discussed at a later time.

Kathy Bogosian asked if the applicant could guarantee that they wouldn't subdivide the site. Dave Falcone stated they could not do that. However, they would take an active role on the site design of the other side of the property when that would be developed.

The consensus of the board indicated that they liked the drawings presented over the proposals of the previous applicant.

PLO/Mixed Use Overlay Zoning Amendment Discussion and proposed Ordinance.

Steve Gabriel gave his presentation of the most recent changes/deletions/additions. Areas of change included, but not limited to, purposes, dimensional regulations, riparian buffers, floor area regulations, multiple family development, horizontal articulation, off-street parking and loading requirements, and signs.

All the changes, however, are directed by traffic neutrality, which will be discussed at a future meeting.

Kathy Bogosian questioned the 4 parking spaces per 1,000 sq. ft. as previously stated by David Falcone. Steve Gabriel is more familiar with a higher number of spaces for medical office.

Susan Stern still has issues with signage on buildings facing the blue route.

Lloyd Goodman's representative, 175 King of Prussia Road, stated they were in favor of 100% floor area usage for age-restricted housing. They would like to see the change of façade length increased to 300'. Considering provision to deviate from design standards if the intent has been met is something they'd like the board to consider.

#### Board discussion

Medical uses are ok to add for less than 10 acres and 100% for age-restricted residential use. The multi-family residential component of this zoning overlay will only be permitted for age-restricted housing, with no limitation on the number of bedrooms. This vote passed 5-4 in favor of limits to 55 and over under multiple family development. For lots under 10 acres, age-restricted residential use will be permitted as a single use. Signs should not be seen from the Blue Route and there should be no lighting on the signs. Corporate signs should not be illuminated and may not exceed 15 feet. Building length variation should stay at 175' and not be increased to 300'. Parking will have to be researched since the standard is 1 car per 150 Sq. Ft. of floor space and Penn Med is only proposing 4 cars per 1,000 Sq. Ft.

Definition of a parking structure will be discussed at the next meeting since this issue still raises a lot of questions among the board members.

Public Comment

Old Business

## New Business

Changes to parking requirements for all buildings, including Medical Office, will be discussed at the next meeting to propose a township wide ordinance change.

There being no further business before the board, the meeting adjourned.

Respectfully submitted,