

Minutes of the Meeting of February 4, 2013

The meeting of the Radnor Township Planning Commission was held at 7 PM in the Municipal Building, 301 Iven Ave., Wayne, Pa 19087.

Present

Julia Hurle, Chair
Kathy Bogosian
John Lord
Doug McCone

Skip Kunda, Vice-Chair
Steve Cooper
Regina Majercak
Susan Stern

Also present: Amy Kaminski, P.E., Traffic Engineer, Roger Phillips, P.E., Township Engineer, Peter Nelson, Esq., Solicitor, Kevin Kochanski, Zoning Officer, Stephen Norcini, P.E., Director of Public Works, Robert Zienkowski, Township Manager, William Colarulo, Superintendent of Police, Officer Ray Matus, and Suzan Jones, Administrative Assistant.

Mrs. Hurle called the meeting to order and introduced new member John Lord.

Minutes of the Meetings of January 3 and January 8, 2013

Steve Cooper moved to approve the minutes of both meetings. Seconded by Skip Kunda, the motion passed.

Recommendation for Ordinance #2012-09 – Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by establishing regulations for outdoor dining in the C-1, C-2, C-3, PB, GH-CR, and PLO Zoning Districts.

Kevin Kochanski described the changes that had been made since the last meeting. Susan Stern still has concerns with properties that abut a street and give no protection the residential neighbors on the other side. Kathy Bogosian doesn't want to see residential neighborhoods invaded with outdoor seating areas.

Public Comment

Patty Barker again requests that Garrett Hill be removed from this ordinance. It is not currently permitted under the Garrett Hill Master Plan.

Baron Gemmer requests that b and c be removed from Section 10 (e). He suggested changing wording from single or two family detached to 'dwelling unit'.

Jim Schneller requests language indicating distances also include church, schools, and playgrounds.

Julia Hurlle agrees that Garrett Hill should be removed. Kathy Bogosian requests a letter (F) stating that Garrett Hill Overlay plan not be included in outdoor dining. Multi-dwellings should be added back in, not just single family. Susan Stern initiated discussion regarding apartments, condos and townhouse units. The issue of properties separated by roads also still concerns her.

Steve Cooper moved to approve subject to Section 10 (b) be modified to state dwellings units instead of single family and two family and semi-detached, except for multi-family units located completely or partially within a residential zoning district. Eliminate e and replace it with the Garrett Hill overlay district shall be excluded from the ordinance. Peter Nelson advised changes in the verbiage. Discussion ensued again with no vote being taken. Susan Stern requested staff's input to make the changes that reflect the concerns of the commission.

Steve Cooper moved to recommend the ordinance for approval subject to following changes: that all references to Garrett Hill are removed. Section 10 (e) the minimum right of way of a public road should be at least a minimum of 80 feet and Section 10 (b) reference to single family or two family detached or semi-detached should be removed and just say dwelling units. Seconded by Skip Kunda, the motion passed.

*Ordinance #2012-11 – Amending Chapter 280 of the Radnor Township Code,
Zoning Ordinance, amending the heights of athletic field light standards
in the PLU (Public Land Use) district.*

Kevin Kochanski described the proposed ordinance with changes made by both the Planning Commission and the board of commissioners. The Ordinance will be on the Board of Commissioner's agenda on February 25, 2013.

*Petition from Villanova University to amend the Zoning Ordinance to provide for a new use,
Comprehensive Integrated College Development,
within the Planned Institutional Zoning District.*

A power point presentation detailing the entire project as proposed by Villanova was displayed. Apartment style resident halls are being proposed. Their intent is to bring more students onto campus from residential rentals in the area. This will be an attempt to reduce traffic of driving to campus and increase revenue to township.

Site drawings of existing and proposed areas were detailed. Existing architecture will be continued through the new construction. Discussions between township staff and neighbors are on-going. All concerns are being taken into consideration. A proposed bridge over Lancaster Ave. will be at grade beginning at the Church and then extend to the trolley station. Several

surface parking areas are proposed as well as a 3-level parking garage. New parking will only increase by 113 spaces.

Setback lines for the site will benefit Villanova since they own the properties on both sides of Lancaster Ave. Construction would be kept as far away as possible from the neighboring residential districts.

Board comments

Skip Kunda is concerned if the proposed parking complies with code. He also asked about commercial space vs. residential space of the proposed buildings. John Lord questioned the mechanism of drawing the students onto campus living. Steve Cooper questioned the school's capacity with regard to classrooms. Kathy Bogosian has concerns with overlay plans that are too general. She questioned plans from several years ago. The construction of the overpass bridge should need to be constructed before the township would issue the certificate of occupancy. She questioned why fly-lofts, etc. are not to be counted in the height of buildings. She feels the verbiage needs to be tightened before she is able to make a decision. Doug McCone is concerned with the streetscape and would like to see more green. Buildings too close to Rte. 30 would make it look like Philadelphia institutions. He questioned why this is a special item and not included in the PI Zoning ordinance discussion. He is also concerned with parking.

Susan Stern questioned if this zoning would affect any other district in the township. She questioned taking the retail portions to below ground as she has concerns with Radnor High School students utilizing restaurants on the ground floors and increasing traffic. She requested placing half of the parking behind the buildings. She doesn't want to see a fence along the centerline of Lancaster Ave., but is concerned with students crossing along the middle of Lancaster Ave. and not utilizing the bridge or going down to the traffic light. She is concerned with the proposed building length. Despite the goal of the university, she feels that the residential rentals will still remain.

Bob Morro responded stating that Septa and the institution are working together to modify and enhance the R5 station on campus. This also will include tunnel enhancements. It was also stated that Radnor High students already utilize Villanova's food establishments on the main campus.

Nick Caniglia reminded the board that Radnor High students can and do presently utilize Villanova's eating establishments.

Regina Majercak wants to know what is being done to offset density and the off campus parking problems are not being addressed. She suggested that Villanova make a housing requirement that students have to apply for off campus housing such as a lottery. In this type of process, it

would help push students to live on campus and also enable the school to have a complete list of where everyone was residing. Julia Hurle reminded everyone that focus should be on the ordinance changes, not necessarily talking about the plan, but the revisions to the ordinance that is before them.

Public comment

Patty Barker – This will be the largest zoning exception ever given out in the township's history and set the precedent for future building heights and setbacks. The neighbors gave Villanova a list of concerns and questions which continue to be ignored and pushed aside. Neighbors request an independent traffic study. It's too big, too close, and too high to support current zoning modules. Neighbors would like to see an accurate to scale model and would like it displayed at the township building. All meetings regarding this change should be open to all public. She questioned how this would affect the other institutions in the township. No preferential treatment should be given to Villanova.

Peggy Hammonds – No upper classmen want to live on campus, new dorms to keep students on site will not work. Upper classmen want to live off site. New performing arts building will increase traffic drastically. Afraid of the creation of a bottleneck situation. Setbacks should not be reduced. Allowing this much leave way will affect the nearby residents quality of life, etc.

Tom Dougherty – Is in favor of the construction. They are going a long way of trying to rectify the problem of renters in the neighborhood. Changes, however, must be made to the plan, and there needs to be discussion on both sides to pull this together.

Reggie Day – Is concerned a precedent being set. What will Villanova will look like in 20-30 years? How much more expansion will occur? The facilities are used 12 months a year.

Ann Marie Hudson – Feels the ordinance is too general. Custom tailored amendment for one institution. The PI zoning ordinance should be considered as part of this, not just for one site. There is too much density. It needs to be scaled back and rolled into the PI zoning amendment.

Bob Esgró – Is concerned with density, traffic, he doesn't oppose the building, just the size and scope. Traffic study should include crossing Rte. 30 for camps and graduations, etc. Police regulated 4 way stopping increases traffic. He suggested two crosswalks Rte. 30 and Ithan could be a utilized second area. He has concerns with the proposed retail uses on the site.

Toni Bailey – what guarantee can be made that the bed count in the new dorms wouldn't increase. Safety concerns. Students don't always abide by the traffic laws and crosswalks,

Emergency vehicles could have access restricted to residential neighborhoods in the case of a traffic gridlock. Not against expansion but this kind of expansion will affect the area forever.

Charlie Choy – Enjoys walking to campus. He welcomes the idea of retail on the campus. Traffic on his street is increased. Traffic control or the construction of a cul-de-sac on Aldwyn could be considered to help stop the cut-through traffic.

Peter McDonald – There are a significant amount of students use neighboring streets for exercise, running, etc. causing a safety issue.

Jim Yannopoulos – Underclassmen could be restricted from driving. This would help the traffic. A traffic study should be performed. If traffic increases too much and all residents east of the site, stop going into Wayne for shopping, what will happen to the Wayne Business area? Can the sewer system handle the increased flows? He doesn't want another downtown Wayne in Villanova. He doesn't want to live in a city environment.

Roberta Winters – This is a thin edge of the wedge, afraid this will set precedent and other institutions will grow into a Villanova in the future. They can tell when there is a school vacation by the reduction in traffic.

Matthew Bruckman - Villanova has been a good neighbor so far. He is in favor to the plan. Doesn't understand why there are issues with the setbacks. Lancaster Ave. is a state highway and set for traffic. This is a transit rich area. The density in this area shouldn't be artificially reduced. From a land use standpoint, this is the best place to build something.

Fred Hawkins – Traffic will increase on Aldwyn La. He likes having the university as a neighbor and the issue of a cul-de-sac. The increase of students will have an impact. Mailboxes in his neighborhood have been damaged by Villanova students. A full plan should be submitted before seeing changes on paper.

John Child – Wants to see a scale model compared to the surrounding neighborhoods.

Lynette Bell – Parking on her street is almost impossible because of Villanova students. Some houses hold more students than what are required by Township Code. She requests that code enforcement be stricter with respect to verifying the number of students living in student rentals.

Bill Womer – Has issues with the setbacks. This project is too dense. Perhaps a berm along Lancaster Ave. could help reduce traffic noise.

Board discussion –

Susan Stern likes the way this process is going, obtaining all comments from the neighbors that would be directly affected by this project. Villanova should just ask for relief under the current ordinance.

Kathy Bogosian would like to see this tied to a plan if this change is requested to be put through. Julia Hurle requests to see a traffic study, pedestrian study and parking study.

Steve Cooper agrees with Kathy and wants to see what the university can do by-right. He wants to see what is permitted along with what they want to do above what is permitted.

Regina Majercak is concerned with the impact on adjacent neighborhoods, jogging path to be constructed on site to get the students off of neighboring streets,, policy changes regarding cars on campus, having control of where the students live to enforce they are living legally within the township. Research the Rte. 30 Ithan Ave. intersection, neighbors being impacted too much and what can be done to reduce this impact

Steve Norcini mentioned that a traffic study has already begun with Amy Kaminski, P.E., Traffic Engineer for the Township. Many items are already being looked at by the Township.

Amy Kaminski reported they are working through the process including 22 intersections surrounding the university. Villanova is being very cooperative in supplying information that's being requested. They are working together. Diligently looking over the information as it is submitted.

Bob Zienkowski suggested working through the process to see all impacts, pro and con, and the first time the township has heard some of the comments. Some items said tonight are true and some unfortunately, are false. He would like to see a plan that will benefit the community as a whole. Radnor Police Department has zero tolerance with respect to illegal issues. Police are working on and are concerned with on traffic of S. Ithan Ave., Lancaster Ave., and Conestoga Rd. The summary of staff work will be forwarded to the Commission.

Julia Hurle would like to see the traffic study as soon as it is made available.

Frank Tavani, independent traffic study engineer, is looking at homecoming last year and basketball games. He reminded the board they are looking at zoning, everything is moving forward and they are working with Ms. Kaminski and Gilmore & Assoc. There will be some benefits with this plan.

Kathy Bogosian is concerned with the traffic exiting the proposed parking garage would head towards Conestoga Rd. and the issue of Agnes Irwin School at the Conestoga Rd. That intersection also has to be considered.

Doug McCone wants to see buildings further away from street, and wants to see a plan.

Members' wanting to see a plan – Susan Stern, Kathy Bogosian, Steve Cooper (also a zoning overlay) and Skip Kunda feels it's too vague to proceed at this point.

Members' wanting to view for zoning relief – Regina Majercak has issues with density and what can the school do about it in exchange for permitting the increase. John Lord would like to see it fitted into the PI Zoning ordinance with changes.

Members wanting to see a physical plan built to scale and info from township manager – Julia Hurle.

Nick Caniglia stated a Preliminary SALDO can be submitted, with the understanding that some items are missing. It can submit as a sketch plan. It was suggested to him to also submit a by-right plan so the board can see what is permitted compared to what they are requesting.

Julia Hurle moved to table. Seconded by Skip Kunda, the motion passed.

There being no further business, the meeting adjourned.

Respectfully submitted,

Suzan Jones

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