

***Radnor Township Planning Commission
Minutes of the Meeting of November 4, 2013
301 Iven Ave., Wayne, Pa***

Skip Kunda called the meeting to order at 7 PM with the following Commission members present: Kathy Bogosian, Steve Cooper, John Lord, Regina Majercak, Doug McCone, Elizabeth Springer, and Susan Stern. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Peter Nelson, Esq., Kevin Kochanski, Zoning Officer; Steve Norcini, PE, Director of Public Works and Suzan Jones, Administrative Assistant. Julia Hurlle was absent.

The nominating committee for the 2014 officers will consist of Liz Springer, Steve Cooper, John Lord and Doug McCone. The announcement and voting for the new officers will take place at the December meeting.

John Lord moved to accept the minutes from the October 7th and October 8th meetings. Seconded by Steve Cooper, the motion unanimously passed.

*2013-D-07 – 115 Strafford LLC – Preliminary Land Development Plan –
115 Strafford Avenue to construct 11 townhomes – Submitted 8/2/13*

George Broseman representing the applicant, ask that the matter can be tabled and they will submit an extension to the township accordingly. Susan Stern moved to table the application. Seconded by Steve Cooper, the motion unanimously passed.

Villanova Zoning Amendment – Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance by establishing regulations for a new Comprehensive Integrated College Development Use within the PI – Planned Institution District

Kevin Kochanski gave a brief history of the steps taken to arrive at the proposed ordinance in front of the board today. This has been changed several times due to concerns and comments from neighbors, Planning Commission, Board of Commissioners and Staff.

This ordinance will be forwarded to the Commissioners at a future meeting for introduction. Steve Norcini stated that the P.C. can do one of three things. Recommend approval as it, recommend denial, or recommend approval with conditions.

The Friends to Preserve Radnor, was contacted by Kevin Kochanski and invited to meet to address their concerns. The meeting was attended by four neighbors, their attorney and land planner.

Susan Stern is concerned with the 75 acres measurement for CICD. Kathy Bogosian would like to knock out the expansion part and just leave the use change when an approved CICD changes. Steve Cooper feels like we are losing site of the bigger picture. The proposed development

should eliminate traffic and problematic students that rent housing and disrupt our neighborhoods. VU owns almost all of the property that surrounds the development thus mitigating the impact. While 35' setback is a bit close it is more in keeping with the other development along Rt. 30. It is a vast improvement over the existing conditions. He feels we are too restrictive with most of our comments. Also VU should finish the traffic study and "prove" their claim that it is a traffic positive development.

This ordinance would not be limited to Villanova University. Eastern University and Cabrini College would also be included as part of the ordinance.

There were comments from board members regarding the following: 75+ acre size for campus development, expansion of an approved CICD requiring a new conditional use approval, the construction of a stadium and the possible size, site lighting, the construction of a 'specialty store', an alcohol permit on campus, taxation on the 'retail' shops, setbacks on arterial streets, setback issues from other streets, setback issues between buildings for emergency access and railroad property, existing non-conformities being carried into new development, and stormwater.

Kathy Bogosian wants paragraph (e) 4 on page 7 regarding contiguous lands and no set back removed.

Land preservation should be on outward of campus, not on interior of campus,

Amy reminded the board that the applicant will have to submit a TIS (Traffic Impact Study) as part of the land development process. PennDOT still has to make comments as well as comments during the conditional use process after the ordinance is finally adopted. A full land development application has not been submitted, so a TIS cannot be fully documented at this time.

Kevin told them the applicant submits a TIS at the time of the conditional use application.

Public comment

Kate Long from Friends to Preserve Radnor presented a memo from David Onorato, Esq., their representative. A legal team has reviewed the township's proposed ordinance. She read the memo detailing a list of the items they would like to see addressed. She requested that the PC table this item tonight and defer until the December meeting.

Linda Saul, VP of The League of Women Voters, addressed the Commission. She respectfully request the agendas be shortened and meetings be added when needed so difficult decisions can be given the time required to make warranted decisions without speeding through the system to make sure each item receives the time they deserve. Preserve the balance of land uses, and ensure buffering between land uses. Preserve institutional properties of character, and integrate institutional traffic issues.

The resident from 30 Aldwyn Lane would like to see setbacks from private streets put back into the ordinance. The 500' of buffering should be in the direction of the nearest neighbor. Specifications of the structure surrounding mechanical equipment should be detailed.

Patty Barker from Garrett Hill Coalition has a housekeeping issue. She would appreciate it if the link to Villanova is put back on the front page of the Township Website. Residents haven't had the time to review any of the memos mentioned tonight and she requests that the item be tabled until it can incorporate comments from the PC members stated tonight, the DCPD and the Friends to Preserve Radnor. Many issues have not been addressed and need to do so before the ordinance is adopted.

Jim Yannopoulos from Braxton Rd. doesn't see the sense of urgency to have this passed as quickly as possible. Take time with this ordinance.

The Aldwyn triangle should be preserved. The height of four stories would be fine. What is the urgency to push this through? Listen to everyone and compromise.

It was moved and seconded to table discussion on this ordinance. Skip Kunda move to re-open discussion from the board. Seconded by Doug McCone, discussion continued.

The members would like the following items addressed in a future revision of the proposed ordinance:

Stormwater component and construct thereof, preserved lands within 500' of the boundaries of CICD should be removed; distance to railroad right-of-ways; view shed analysis; the size of 75 acres for CICD; field houses, stadia and arenas, etc. should be removed; specialty shops should not be permitted; setbacks for dimensional regulations should be 60' except for parking structures; setbacks from ultimate right-of-way should be 60', except for parking lots; setbacks from railroad property lines should be 60', except for parking lots, 20'; stair towers should be further away than 10' from the right-of-way; the maximum building area should be reduced; individual building coverage of 10% should be researched; the fly loft height should be reduced; the 6' horizontal offset depth isn't long enough; buffer planting strips should not be permitted to be waived by the BoC; preserved land should be within the boundaries of Radnor Township and be not less than 15,000 sq. ft.

Doug McCone moved to close the discussion. Seconded by Susan Stern, the motion unanimously passed.

Bio med zoning amendment – Amending Chapter 2802 of the Radnor Township Code, Zoning Ordinance, by establishing regulations for a new mixed-use special transportation development use within the PLO – Planned Laboratory – Office District

Diane Edbril spoke asking the board to consider raising the requirements for the applicant on many of the issues of the ordinance.

Council for Brandywine Realty Trust addressed the Commission. The PC and Township Staff have turned down the two ordinances submitted by BioMed. Brandywine has requested several items be considered and has submitted those to Staff.

They would like an independent planner involved, and they would like to be involved with the creation of the ordinance since a number of their properties will be impacted by this ordinance. It was noted by Staff that Brandywine has been involved since the beginning and that staff incorporated many of their previous planner's comments and recommendations. Their main concern is with the issue of the new proposed traffic count. He stated that a traffic study needs to be submitted under PennDOT's criteria showing intersection traffic. He questioned why a township facility with an ice skating rink would be included in this ordinance for development of commercial buildings.

Lloyd Goodman, owner of the Radnor Racquet Club supports the Township Ordinance. He wants to see the Township advance with a healthy mix of uses. He felt this was good land planning. Development using the Township's MUST Ordinance will benefit Radnor Twp. and all its residents.

Kevin Kochanski detailed the most recent changes to the MUST ordinance. Properties within the PLO will have the option of implementing the uses contemplated by this ordinance, but they were not required to do so.

Skip Kunda likes the Bio-Med Ordinance better than the Villanova Ordinance.
Susan Stern agrees, however, she needs to see the DCPD comments before making a decision.
Kathy Bogosian is concerned with density.
Liz Springer is concerned with this Ordinance being larger than Villanova's and can't make a decision tonight due to the constraint of time.

It was requested that the applicant email the trip generation study to the members as quickly as possible so they can review before the next meeting.

Skip Kunda requested another night for Bio-Med in November before the December PC meeting. This ordinance needs two to four hours to discuss.

Amy Kaminski stated that they've been very careful to identify and notify the applicant of items that will need to be included in the traffic impact study for this site and she is well aware of the existing traffic in this location.

Brandywine's representatives want to be part of this discussion.

After much discussion, John Lord moved to adjourn. Seconded by Kathy Bogosian, the meeting adjourned at 11:45 PM.

Respectfully submitted,

Suzan Jones