

***Radnor Township Planning Commission
Minutes of the Meeting of November 27, 2013
301 Iven Ave., Wayne, Pa***

Chair Julia Hurlle called the special meeting to order at 2 PM with the following Commission members present: Skip Kunda, Kathy Bogosian, Steve Cooper, John Lord, Susan Stern, Doug McCone. Attendance included: Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Peter Nelson, Esq., Kevin Kochanski, Zoning Officer; and Steve Norcini, PE, Director of Public Works. Robert A. Zienkowski, Township Manager; William A. Colarulo, Superintendent of Police; Officer Raymond Matus, Traffic Safety and Officer Mark Stiansen, were also in attendance. Regina Majercak and Elizabeth Springer were absent.

Bio-Med Realty Amendment – Amending Chapter 280 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

George Broseman appeared on behalf of Brandywine. He gave a brief background on the proposed ordinance and then presented a power-point presentation. Greg Richardson, Traffic Planning & Design, addressed the Board with their traffic report. Brandywine’s concerns are the ordinance, site issues, public transit, base density, the township recreation and sports facility, density bonuses, trip generation analysis and ridership numbers for rail service. They are concerned with the recreational facility and the traffic that facility could generate which shouldn’t have an impact on their development.

The Township Manager recommended pulling the Rec Center from this ordinance. Mrs. Hurlle requested that Amy Kaminski detail her memo regarding the trip generation comparison from the existing site and the proposed development. McMahon and Associates gave a brief synopsis of their findings on the neighboring sites as well.

Mrs. Stern requested an actual trip count and a capacity limit for King of Prussia Road. She has concerns that the building closest to the R5 train uses the train very minimally. Mrs. Bogosian felt the traffic is constricted by the existing road. She also feels that the 7 acres of the right-of-ways shouldn’t be counted in the site. Mr. Kochanski reminded the Board that the approval of this ordinance can help a development because a by-right plan can come through and make changes not affected by the conditional use. This ordinance would cap square footage in commercial areas within the building. Density bonuses would be given by the Board of Commissioners. The Zoning Hearing Board has been consistent with their decisions on recent developments during the past several years.

Public Participation

Sarah Pilling – 29 Garrett Ave. – Recently had to visit Penn Med at Radnor and it took them 20 minutes to get from the intersection at Lancaster Ave. and King of Prussia Rd. She assumes that

their support staff takes public transportation because Penn Med does not have enough parking. She wonders if that traffic is being included in the traffic counts.

Richard Booker – Commissioner Elect for the 2nd Ward. Brandywine Realty has reported heavy traffic trips in the area. Five times the existing traffic will cause major issues. This is the time to consider traffic because the time to discuss it later will not be available. Having a meeting in the middle of the afternoon is difficult for residents to attend. He agrees with the Township Manager to remove the Rec Center from this ordinance. A conditional-use has to be looked at very carefully because a land development by itself would probably not be approved. Construction of the ordinance should be very tight. It should be owned by the same entity and a tax generating parcel. Right-of-ways should be excluded. Allow the BoC to work with developers.

Public Participation Closed

Tom Committa on behalf of BioMed had previously worked for Radnor Township as a sub-contractor for the Wayne Business District. He compared the ordinance to the PLO District and the Comprehensive Plan and feels the October issue of the ordinance satisfies the requirements.

George Broseman stated that the plan cannot be denied because of adverse impacts for a plan for conditional use. The additional traffic would be the adverse impact. He requested that the Board continue to work on it as it still needs more work. They are not against mixed-use, the rec center, office area but have their concerns.

Nick Caniglia, Esq. stated that the Township Zoning Officer approved the by-right plan which included a parking structure.

Julia Hurle likes green roofs, incentives, limited parking, signage, schools, over/under 10 acres, arena language, buffers for the schools, over-design of stormwater management systems, what benefit to the Township, economic development, millions dollars' worth of improvement.

Kathy Bogosian would like to see Section E 1, 4 removed. The side yards are too small, minimum distance to parking structure should be addressed, some of Julia's comments do not help with traffic issues. Traffic needs to be addressed. Density should not be increased and bonuses shouldn't be given.

Susan Stern has issues with density. All structures will impact stormwater management. Density drives traffic, which drives quality of life. She opposes bonuses. She questioned signage and what would be proposed as part of this development.

John Lord feels the reason for the existence is for the public transportation no proof that this development will prosper due to the public transportation and proof of traffic reduction, etc. Employers can offer pre-tax transit passes, etc. or incentives for their employees to use public transportation and he hasn't heard this indication. He doesn't like this ordinance; however, he does like multi-use.

Steve Cooper felt that only contiguous properties should be included and that Radnor CC should be excluded. The site is way too dense. There should be no bonuses. If the traffic is going to be increased, then the applicant should be required to do something to help with the traffic issue.

Skip Kunda questioned if the ordinance doesn't pass. Kevin Kochanski responded that an applicant would have to comply with the standard PLO ordinance requirements. Parking is an issue. Density is an issue. He questioned if the Township would ever put a moratorium on new construction due to traffic issues.

Susan Stern and Kathy Bogosian felt that a decision on this can't be reached at this meeting. The following items stated by all Commission members included, but were not limited to:

- ❖ Some feel density is too high
- ❖ Some feel no density bonuses should be given
- ❖ Some feel the density bonus program is good
- ❖ Thresholds need to be set lower for density bonuses
- ❖ Stormwater and green roofs need to be addressed
- ❖ Mixed-use is a good idea
- ❖ Ordinance should be more specific
- ❖ No study has been performed to link public transportation to the new development
- ❖ Impervious numbers
- ❖ Stormwater issues
- ❖ The Ordinance cannot be policed to ensure compliance
- ❖ Aesthetics
- ❖ Against advertising signs along Rte. 476
- ❖ Traffic flows
- ❖ Total maximum build-out should be less
- ❖ Parking
- ❖ Gross area less any right-of-ways

Items were suggested to be removed and/or changed and detailed to Kevin Kochanski. The meeting will be continued at a later date to complete the suggested changes.

The meeting adjourned at 5:39 PM.

Respectfully submitted,

Suzan Jones

