

***Radnor Township Planning Commission
Minutes of the Meeting of December 3, 2013
301 Iven Ave., Wayne, Pa***

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

Minutes of meeting of November 4, 2013

Steve Cooper moved to approve the minutes. Seconded by Kathy Bogosian, the motion unanimously passed.

Nominating Committee

Steve Cooper moved to nominate Julia Hurlle as Chair and Skip Kunda as Vice-Chair for 2014. Seconded by Kathy Bogosian, the motion unanimously passed.

*2013-D-11 Village Associates
503 W Lancaster Ave - Renovate and expand vacant retail building*

Rob Lewis gave a brief synopsis of the Valley Forge Flowers proposed development within the existing footprint of the site. Jeffrey Martin from JTA architects addressed the Commission.

The applicant is seeking recommendation for approval of preliminary/final land development or that the waiver of the land development process so that a grading permit application can be applied for. Valley Forge Flowers is hopeful to take up business from the recently vacated Waterloo Gardens hosting both an outdoor and interior garden area. There will be a net-reduction of impervious on site.

Roger Phillips has no objection to waiving the land development application. The applicant will have to comply with grading permit and stormwater management requirements.

Amy Kaminski has questions about the ADA requirements and upgrading to current requirements. That can be accomplished during the grading permit process. A zoning review will also take place to ensure proper parking spaces.

Elizabeth Springer moved the recommendation for the waiver of land development as long as the comments from Gilmore and Assoc. regarding the ADA and the stormwater be captured underground for irrigation, and the stormwater management is met. Seconded by Steve Cooper, the motion unanimously passed.

Review of APPEAL #2909

The applicant, Overbrook Golf Club, property located at 799 Godfrey Road, seeks a variance to remove vegetation and re-grade 560 square feet of man-made steep slopes and construct a golf cart storage building.

Steve Cooper recused himself as being a member of Overbrook Golf Club. Fred Fromhold appeared on behalf of the applicant. Dave Fiorello, from Momenee and Associates detailed the site plan showing all existing and proposed changes. They are requesting the waiver against the steep slope ordinance.

Doug McCone moved to recommend Zoning Hearing Board grant the waiver for the variance regarding the steep slope. Seconded by Kathy Bogosian, the motion passed 5-0. Susan Stern, Regina Majercak and Steve Cooper abstained.

2013-D-09 Enrico Partners, LP – 771 E. Lancaster Ave – Construct office, retail & restaurant

Dave Falcone appeared on behalf of the applicant. This development is part of a court-ordered settlement. The development they are proposing is slightly smaller than originally approved and the building has shifted slightly. The plan as submitted has been revised to encompass the Township Engineer's comments after his initial review.

Susan Stern asked about the developer adding some greenery even though they are not required to do so. A plan drawn by Bohler Engineering displayed additional landscape buffering in front of and throughout the site. A stripe along the drive isle will be painted for pedestrian access. Amy Kaminski stated that a pedestrian cross-walk will be required across the entrance drive. Elizabeth Springer asked about a left turn lane and questioned the signalization on Lancaster Ave. Amy stated that PennDOT and the Township will need to work together to connect several intersections to have the timing coordinated accordingly.

Dave Falcone stated they would remove a couple parking spaces and expand the islands, so long as the Township agreed to these changes and these changes complied with the settlement agreement.

Jim Schneller from St. Davids commented on intersections should be pedestrian friendly.

Regina Majercak asked the applicant to consider adding to the stormwater management, a rain garden or anything would help.

Greg Richardson of Traffic Planning and Design, agreed to work with staff on Amy's comments. They have already submitted two plans to PennDOT for consideration. The driveway plan has not yet been submitted. Reduction in some parking spots to increase green space is acceptable with them.

Susan Stern moved to recommend approval as proposed conditioned upon meeting the memos from Gannet Fleming letter dated November 25, 2013 and the Gilmore & Assoc. letter dated December 2, 2013, and that the applicant works with the township to increase green areas and

incorporating more trees and considers all stormwater mitigating factors. Seconded by Skip Kunda, the motion unanimously passed.

Ordinance # 2013-21 – Amending Chapter 280 of the Radnor Township Code, zoning ordinance, by establishing for a new comprehensive integrated college development use within the PI-planned institution district

Steve Norcini read a memo from Kevin Kochanski recommending that the Board consider and recommend the enclosed document and suggests making any recommendations this evening.

Public Comment

Kate Long from Aldwyn Lane represents Friends to Preserve Radnor. She has submitted a document and recommends that the verbiage, as suggested by their counsel, be included in the document.

Roberta Winters from the League of Women Voters read a document from Delaware county.

Patty Barker, the Chair of the Garrett Hill Coalition supports the verbiage from Friends to Preserve Radnor. Please support the standards and setbacks as stated in their document. She also supports the Delaware River Keeper's comments and asks that they also be incorporated into the document. It is important to protect and defend the interests of Radnor Township. She requested that both documents be entered into tonight's minutes.

Philip Ahr from Meredith Ave. asked that setbacks be at least 60' from arterial road and 50' from local and minor roads. Setbacks should be set first and the building heights and size should follow. Reasonable and necessary setbacks should be set.

Jim Yannopoulos from Braxton Road is the president of his homeowner's association which consists of 51 members. All members support the amended language from Friends to Preserve Radnor. Ok to move forward in a reasonable way.

Maya Van Rossum, the Delaware River Keeper has issues with stormwater, buffers, open space offsets and impervious surface issues.

Jim Schneller questioned the short time frame and public comments have not been heeded.

Susan Stern wants to work off the Friends to Preserve Radnor document. DCPD comments were included.

The October 25, 2013 draft was revisited by the Board and proposed changes were documented and compared to the suggestions submitted during this meeting. Peter Nelson read the items as discussed and suggested changes at the last meeting. These were revisited and commented upon.

Peter Nelson will create a document incorporating the changes made herein.

It was moved to pass onto the Board of Commissioners for consideration. As well as incorporating the Delaware River Keeper's comments and comments from friends to preserve Radnor. There was discussion. Regina Majercak feels the setbacks confine the developer.

Steve Cooper recommended denying the ordinance as presented; however, there is a list that Peter Nelson will prepare for modifications to the ordinance that generally approve the document. The vote is being considered with the caveat that three of the members feel that the proposed setbacks are too restrictive and need to be adjusted. Generally the Commission is supportive with the following edits and modifications: those three Board Members feel that the newly proposed setbacks are too restrictive and they are not in concurrence on setbacks. Seconded by Susan Stern, the motion to deny the ordinance passed. The Board of Commissioners will be informed that the Planning Commission moved to not approve the ordinance as written.

2013-D-07 115 Stafford Ave, LLC Construct 11 townhomes

Bo Erixson stated they have received all comments and will comply with all requests. The stormwater management system is now proposed to be under the driveway which was not part of the conditional use approval. They have appealed the decision that the plan has changed and the applicant has to work out the zoning use before the zoning use has been approved.

Applicant's counsel felt that they are permitted to continue through the process while the appeal is in force.

They have spoken with representatives of the local fire company and they haven't approved the driveway widths yet to ensure emergency vehicle access.

Jim Greenfield, Esq., on behalf of Stafford Office Buildings stated that landscaping is a critical feature in a density modification plan. Buffering has not been proposed as adequate for his client. No landscaping has been proposed toward the commercial site to the north.

John Fuchs asked for a 25' buffer identical to the 25' buffer he has on his side of the property line.

Leslie Morgan of 12 Farm Road stated that trees are dropping limbs which cause a hazard and wants the additional trees removed.

Steve Cooper feels the plan should move forward.

Susan Stern feels it is still too dense and requests the Homeowner's Assoc. be responsible to maintain the new woodland development area in the buffer area. She also requested that two homes be removed.

Julia Hurle agrees and the 5' planting buffer between the Fuch's property isn't enough. It's too dense.

Skip Kunda abstained, but it's too dense.

Elizabeth Springer wants to see the sidewalk expanded and until that is drawn on the plan they don't know the total impervious

Regina Majercak wants to see input from the fire company.

Mr. Erixson stated that the ordinance requires a specific buffer against a commercial property and he feels that they have complied. They have offered to plant trees on Mr. Fuch's plan and he declined. He will have the fire company view the plans to comply with their regulations,

Peter Nelson recommends to table if granted an extension or deny if not granted an extension, until all issues can be resolved including the Township Engineer's and the Township Traffic Engineer's comments.

Susan Stern moved to deny. Seconded by Steve Cooper, the motion to deny passed.

Respectfully submitted,

Suzan Jones