

Minutes of the Meeting of February 6, 2012

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	Kathy Bogosian	Stephen Cooper
Kenneth Kearns	Skip Kunda	Regina Majercak
Douglas McCone	Susan Stern	

Absent

Edward DiMarcantonio

Also present: Michael Taggart, P.E., Township Engineer; Peter Nelson, Esq., Solicitor; Amy Kaminski, P.E., Traffic Engineer; Kevin Kochanski, Zoning Officer; Members of the Press, and Suzan Jones, Administrative Assistant.

Mrs. Hurle called the meeting to order.

Reorganization – Nomination of Chair and Vice-Chair for 2012

Steve Cooper moved to nominate Ed DiMarcantonio as Chair and Julia Hurle as Vice-Chair. Seconded by Susan Stern, the motion unanimously passed.

Minutes of the Meeting

Steve Cooper moved to approve the minutes of the January 10, 2012 meeting. Seconded by Kathy Bogosian, the motion unanimously passed.

Appointment of Liaison to Shade Tree Commission

Susan Stern moved to appoint Doug McCone. Seconded by Steve Cooper, the motion unanimously passed.

Appointment of Liaison to EAC

Susan Stern moved to appoint Skip Kunda. Seconded by Steve Cooper, the motion unanimously passed.

SD# 2012-D-01 (Final) of Agnes Irwin School to place temporary facilities to allow relocation while approved development occurs at 295 S. Ithan Ave., Rosemont, Pa

Nicholas Caniglia, Esq. and Kevin McCullough appeared and described the plan. Mr. Nelson requested that the sheet showing the facilities be recorded with the development plan as an amendment.

Elaine Sharer – 231 S. Ithan Ave. – There are still has parking issues in the area. Concerned on where the construction workers vehicles will park when construction begins.

Kevin McCullough displayed a plan that showed the addition of 25 more parking spaces. Contractors will be required to confine their vehicle parking to where the construction is occurring on site.

Susan Stern questioned an updated parking calculation and stormwater issue to encompass the new parking and the new temp facilitates. It was determined that the new stormwater system has been constructed larger than required to handle run off from the temporary buildings.

Kathy Bogosian moved to recommend approval conditioned upon the Gilmore letter of February 1st, with the applicant either complying with the comments contained in this letter or requesting a waiver to those comments in a written waiver letter; conditioned upon a note being placed on the plan that the temporary structure is removed within 60 days of the gym and cafeteria building construction receiving a CO; conditioned upon the application providing written waiver letter for waivers requested. Seconded by Steve Cooper, the motion unanimously passed.

SD # 2011-D-06 (Preliminary) Cabrini College to construct parking structures at 610 Eagle Road, St. Davids, Pa

Joanne Semeister, Esq. and Frank Tavani, PE, PTOE, their traffic engineer addressed the Board. A power point presentation detailed the AM and PM peak hour traffic count for the entrances to the site. Current and future traffic counts were discussed.

Amy Kaminski gave her report and has concerns of the left turn lane at the Eagle Rd. access.

Howard Holden – The current Eagle Rd. entrance at Paul Rd. will be closed. Only police and fire emergency vehicles will be permitted to enter at this site. The new entrance has been designed to accommodate some staging.

Rob Lambert, Site Engineering Concepts – Reported that many of the comments from Gilmore's August review letter will be addressed in the final submission.

Susan Stern is still looking for detailed elevations as one of Gilmore's comments. She requested determination if they are removing parking areas, weren't they also removing their existing non-conformity that exists on site?

The right-of-way issue was discussed at length as Eagle is a narrow road.

Rob Lambert stated that three underground stormwater management systems will be installed under the loop road.

Skip Kunda requested the Upper Gulph Road data be plugged into the current traffic report. Regina Majercak questioned the parking calculations.

Rob Lambert reported that 116 parking spaces were proposed to be removed and 711 were to be constructed in the garage.

Public comment –

Matthew Marshall – 228 Walnut Ave. – This is an aggressive intrusive project. The structure can be pulled back onto the campus and reduce the impact on the neighbors. Green space should remain green. The recent construction of Eastern University was referenced. Steep slopes should remain undisturbed. The amount of vehicles could be forced onto the residential neighborhoods in North Wayne. The PI zoning ordinance should be researched and a traffic impact fee should be considered to be imposed.

Jim Rogers – 8 Paul Rd. – The Planning Commission members are the guardians of the investments of the township residents.

Tom Rogers – 712 Woodcrest Cir. – 40 residents have signed a petition that has been submitted. Increase in traffic and accidents are inevitable. He requests that the college place the parking structure on the interior of their campus and reported that excessive water runs from this site onto properties on Berwind Rd. Against the structure and the access.

John Steely – 215 Walnut Ave. – Against the Eagle Rd. access and the structure in the proposed location. The King of Prussia / Eagle Rd. intersection in the evening hours will be heavily affected. The existing parking lot, slated to be removed, should be considered for the location of the parking structure. Aesthetics should be considered.

Mary Sutherby - 704 Woodcrest Cir. – A lot of time has been spent talking about this. Requests the traffic study be revisited. A left turn on Eagle onto the drive to the garage will cause a serious back up of traffic. Elevations should be provided as residents do.

Diane Classen – 707 Woodcrest Cir – Concerned with the date of the recent traffic study and feels it was completed when the students had left for Christmas break.

Colleen Price – 352 Chamounix Rd. - Truly only the last forested area left in North Wayne. This construction will wipe it out. The parking garage at Bryn Mawr Hospital was compared to this proposed structure. North Wayne will be devastated with the increase of traffic. Building a structure on this site should require that they come into compliance with their parking issue. The proposed gate at the entrance on Eagle is too short a distance and will cause vehicle backups.

Frank Brown - 727 Woodcrest Rd – Cabrini has been a wonderful neighbor for 46 years and his family has welcomed their plans over the years. However, this plan is going too far. Trees previously planted by the college have died due to lack of attention. Removing the trees and shrubs will impact the neighbors.

Kathy Bogosian – Still waiting for a complete traffic study; does not like the location of the structure and the impact on Eagle Rd. will be extremely difficult. She requested to see back-up information with traffic numbers.

Skip Kunda – Still wants to see two garages in two different locations. Too much traffic on Eagle Rd. and the non-conformity issue needs to be addressed. Wants to see the appearance of the garage. Synopsis and review analyzed by the township with more time from the twp. staff.

Steve Cooper – Traffic issue is still not clear. Wants to see where the traffic will be shifted and the proposed number especially at King of Prussia Rd. The location of the garage is ok with him especially with half of it being underground. Requests elevations and screening.

Julia Hurlle – In favor of parking garages, but this is in the wrong place. The loss of environmental beauty is wrong. Part of the garage can still be underground elsewhere on the site. Feels better with the traffic numbers, but with this location moving it elsewhere will affect the numbers differently. Elevation, pictures, how the land will look, surface, texture, etc.

Susan Stern – Cabrini has not invested too many funds into the engineering yet. Virgin green land should remain undisturbed. Utilize the existing parking lot. A gate at this entrance isn't long enough.

Ken Kearns – Environmentally wrong location. Requests an alternate location.

Regina Majerchak – Redirecting traffic to this location will be detrimental to the neighbors. Feels the traffic information is incomplete.

Doug McCone – The intent to keep the interior of the campus green is a good idea, however, removing all the trees to do it should consider moving the location elsewhere on the campus.

Kathy Bogosian moved to table this plan. Seconded by Steve Cooper, the motion unanimously passed.

Old Business

New Business

Kathy Bogosian feels that the Institutional Zoning needs to be addressed as quickly as possible.

Kevin Kochanski – reported that the Township has entered into an agreement with a consultant to start on that ordinance amendment. A draft of the background data is expected sometime within the next week or so.

Doug McCone requests that a parking structure be considered as a building which would then require plans to meet building requirements. A parking structure at present does not fall into that category and if it did, its construction would be limited to stricter requirements.

There being no further business, the meeting adjourned.

Respectfully submitted,

Suzan Jones

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