

Minutes of the Meeting of November 5, 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

Ed DiMarcantonio, Chair
Kathy Bogosian
Skip Kunda
Doug McCone

Julia Hurle, Vice-Chair
Steve Cooper
Regina Majercak
Susan Stern

Also present: John Sartor, PE, Twp. Engineer, Peter Nelson, Esq., Solicitor; Kevin Kochanski, Zoning Officer; Stephen Norcini, Director of Public Works, Members of the Press, and Suzan Jones, Administrative Assistant.

Mr. DiMarcantonio called the meeting to order.

Minutes of the Meetings of October 1 and October 4, 2012

Julia Hurle moved to approve the October 1 minutes. Seconded by Kathy Bogosian, the motion unanimously passed. Kathy Bogosian moved to approve the October 4 as amended by Doug McCone. Seconded by Julia Hurle, the motion passed 6-1. Susan Stern abstained. Regina Majercak arrived after the votes.

*2012-D-16 (Preliminary) of Cabrini College to construct two (2) parking structures, a student commons building and related improvements on campus at 610 King of Prussia Rd., Wayne
(Submitted 8/31/12)*

Joanne Semeister, Esq., on behalf of Cabrini, gave a brief description of the changes made to the plans. Howard Holden, Director of Facilities, proceeded with the narrative report on the plan. They are seeking Preliminary approval this evening. Richard King, Wallace Roberts and Todd, LLC, displayed a power point presentation detailing all proposed improvements. A plan was shown detailing the differences between the first and present submission. Engineer, Rob Lambert, PE, explained the additional items as proposed. The proposed work would be constructed in phases during the next several years.

Several members feel that this plan simulates another sketch plan. There were several questions pertaining to parking numbers, sizes of proposed buildings and future expansion of the campus. There was in-depth discussion on parking spaces and lowered numbers in the present student body. The issue of the existing non-conformity and future constructions were discussed.

The Planning members would like to see the actual square footage of the proposed buildings in order to make a decision. The Engineer's SAC comments from the memos of September 26, and October 25 were discussed. A right-in right-out designated lane and entrance was discussed by staff with the applicant. This subject was heavily discussed between all parties.

Public comment

Chip White, Executor of 607 King of Prussia Rd. feels that Cabrini isn't taking into consideration the traffic impact and accidents at the King of Prussia Rd. entrance. All accident trash is left on this property. Consider an easement for a traffic light that will benefit the college and not the property across the street. Pine Tree Rd. used to be further south. it was realigned to match Eagle Rd many years ago. King of Prussia Rd. has been raised which has eliminated a water run-off trough at their driveway entrance. Now the water runs off King of Prussia Rd. directly onto their property. During a township sewer project, their front lawn was used as a staging area for construction vehicles. Rent was to be paid to homeowner for this use and the township never fulfilled their agreement and never paid any monies to the homeowner. The King of Prussia Rd. entrance is a dangerous entrance.

Susan Stern requested that the parking study be revisited since it conflicts from the submitted plans by four parking spaces. Ed DiMarcantonio advised the applicant that they are impressed with the way the plan is moving forward, however, more detail and descriptions need to be submitted for this plan to move on.

The plan is moving in the right direction; however plans need to be revised for accurate determination of exactly what is planned on the site. For the next meeting, please submit a detail of building by building, parking garage by parking garage, whatever the applicant is asking for needs to be documented. Student center size, number of buildings, length of building, traffic report, and remove all future constructions. Just submit the parking areas right now. Clean up as many of the items listed on the SAC memos for the next submission.

Regina Majercak is concerned with right in right out, and major traffic issues. Kevin Kochanski requested another letter of extension due to the Planning Commission date is after the next Board of Commissioner's scheduled meeting.

The application was tabled until December.

Ordinance Amending Chapter 255 of the Radnor Township Code, Subdivision and Land Development Ordinance to establish regulations for the mandatory dedication of recreation land as part of a subdivision or land development; and to establish a fee in-lieu-of the dedication of recreation land when it is determined that the dedication of the land required for recreation purposes is not feasible.

Kevin Kochanski described the ordinance to the members and explained the reasoning behind the introduction. He advised the members that staff members are already working on amendments for the ordinance.

Susan Stern feels that \$ 3,307 in lieu of recreation land is too low. The fee is not high enough to entice a developer to create their own open space within their development. They would probably only be inclined to pay a onetime fee in lieu of open space. Therefore, the fee should be raised. The cost of funding the objectives of the ordinance might be unfairly born by new land development projects. She also feels that the ordinance should be split depending on the size of the tract of land in question. This would initiate two separate fee schedules. This ordinance has been for discussion by the Board of Commissioners and the Park and Rec Board as well. All comments will be discussed and considered in an amended document. The document needs to be tightened and feels there are too many loopholes in it as written. She would like to see a definition on recreation area since it is not defined in the SALDO. She doesn't feel this is tied to major subdivisions and what about a private road situation—who would make the decision on how it proceeds. Lower Merion has an ordinance that deals with land development projects in excess of five acres and requires a conservation easement.

Skip Kunda feels this is a revenue generating document and would only affect developers. Not all residents would be affected by this.

Kathy Bogosian has concerns in terms of an undue burden on development and private property rights.

Regina would like the fee to make more sense with varying applications. The cost issue should be regulated by some governing issue—the value of the land, the district, etc. The fee isn't high enough to motivate a developer. She feels it would be very easy for a developer to just write a check and not create recreational area.

The areas of concern of the Commission are: the fee—a sliding scale, define recreational land, clarify major development, the effect if the roads are considered private, and making it clear on who makes the decision. Skip Kunda also requested that staff look at Lower Merion's ordinance to compare.

*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 informed the members that this ordinance has been revised to incorporate the commission's comments from a previous meeting. They are looking to have this before the Commissioner's at their December meeting. The changes were discussed.

Public comment

Patty Barker –Chair of Garrett Hill Coalition requests that the outdoor dining in Garrett Hill is not feasible. Feels the homes in Garrett Hill are too close to the businesses. This is contrary to the wishes of the residences, it doesn't meet the master plan for GH and by design is currently not permitted under the Garrett Hill zoning district ordinance which was recently adopted. She also had questions regarding Section 8.

Kathy Bogosian agrees that GH-CR be removed from Section 1. Kevin stated that it is scaled according to the indoor seats, so the areas would be smaller.

Baron Gemmer – S. Wayne Ave. – Feels the ordinance is not restrictive enough and needs to be tightened up with respect to the closeness to residential districts. On page 4, # 10, he has arrived at some verbiage which he will forward onto Kevin Kochanski for consideration. Page 2 issues relate very specifically to WBOD and not a general area. Feels that some of the references to sections need to be rechecked to verify they are referring to the correct sections of the Code. He feels that verbiage needs to be cleaned up throughout the ordinance because many sections are unclear.

Julia Hurle and Kathy Bogosian support removing GH from the ordinance. The language needs to be cleared up. Regarding A page 4, Susan Stern requests that this section needs to be rewritten and clarified.

Kevin announced that the Board of Commissioners had no changes at their review of this ordinance before the members now.

Julia Hurle moved to recommend approval of the ordinance and that the GH-CR be removed from Section 1, that the language in Section A 10 be reviewed an additional time to ensure clarity. Seconded by Kathy Bogosian, the motion unanimously passed.

New Business

Ed DiMarcantonio requested volunteers for the nominating committee for the Chair and Vice-Chair for the 2013 officers. Interested parties should contact him.

Public comment

There being no further business, the meeting adjourned.

Respectfully submitted,

Suzan Jones

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