

***SPECIAL
BOARD OF COMMISSIONERS
AGENDA
Radnor Township Municipal Building
2nd Floor Administration Department
Monday, September 16, 2019 - 6:30 PM***

Pledge of Allegiance

1. Notice of Executive Session preceding the Board of Commissioners meeting of September 16, 2019
2. Public Participation
3. Ordinance #2019-10 - Medical Office Parking (***Introduction***) - Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by amending regulations to provide minimum standards for off street parking for General, Processional, and Medical Office Uses
4. Recap of the 2019 Special BOC Meeting Topics and Next Steps
5. Adjournment

The seal of Radnor Township is a shield-shaped emblem. At the top is a crest featuring a lion rampant. The shield is divided into four quadrants: the top-left shows a tree, the top-right shows a covered wagon, the bottom-left shows a bundle of wheat, and the bottom-right shows a lion rampant. Below the shield is a banner with the text "Meeting Notice" in the center, "1682" on the left, and "1901" on the right. The entire seal is rendered in a light gray, semi-transparent style.

Meeting Notice

The Radnor Township Board of Commissioners will hold a Special Meeting on September 16, 2019 at 6:30 p.m. at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 – Administration Department. The purpose of the meeting is to recap the 2019 Special BOC meeting topics and such other business as comes before the board.

Board of Commissioners, Radnor Township

Radnor Township



PROPOSED LEGISLATION INTRODUCTION

FROM: Kevin W. Kochanski, Community Development Director
SUBJECT: Medical Office Parking Ordinance Amendment
DATE: September 11, 2019

LEGISLATION:

Ordinance #2019-10 amending Chapter 280 of the Radnor Township Code Zoning Ordinance establishes regulations to provide minimum standards for off street parking for General, Professional, and Medical Office Uses.

LEGISLATIVE HISTORY:

None. This ordinance will provide parking standards for Medical Office separately from Business Office uses.

Delaware County Planning Commission – recommended approval per their June 20, 2019 Memo. Revisions incorporated from the Township Planning Commission’s recommendation have been re-sent to the County for review. Their recommendation on the revised draft ordinance is pending.

Radnor Township Planning Commission – The Township Planning Commission reviewed the ordinance at their meeting on April 1, 2019. They recommended conditional approval at their meeting. Please see the attached meeting minutes.

FISCAL IMPACT:

This ordinance is not expected to have an impact on the Budget.

RECOMMENDED ACTION:

The Staff would respectfully recommend that this Ordinance be Introduced on September 16, 2019 and a hearing date set once comments are received back from the County Planning Commission.

Thank you for your consideration.

MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO ♦
DANIEL J. PACI ♦ †
JONATHAN J. REISS ◊
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
SEAN M. GRESH
KELLY L. EBERLE *
JOEL STEINMAN
MATTHEW E. HOOVER
COLBY S. GRIM
MICHAEL K. MARTIN
MITCHELL H. BAYLARIAN
IAN W. PELTZMAN
WILLIAM D. OETINGER

* ALSO ADMITTED IN NEW JERSEY
◊ ALSO ADMITTED IN NEW YORK
† MASTERS IN TAXATION
♦ ALSO A CERTIFIED PUBLIC ACCOUNTANT

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September 4, 2019

Sent Via Electronic Correspondence
Planning_department@co.delaware.pa.us
and USPS Regular Mail

Delaware County Planning Commission
Attn: Linda F. Hill, Director
1055 E. Baltimore Pike
Media, PA 19063

RE: Radnor Township/Off-Street Parking Ordinance

Dear Ms. Hill:

Enclosed please find a copy of an ordinance of Radnor Township amending the Township Zoning Ordinance for off-street parking in the PLO zoning district. Please review in accordance with the Pennsylvania Municipalities Planning Code. Thank you.

Sincerely,

GRIM, BIEHN & THATCHER

By: 
John B. Rice

JBR/hlp
Enclosure

cc: Mary C. Eberle, Esquire (via email)
Kevin Kochanski (via email)
Steve Norcini (via email)

ORDINANCE NO. 2019-

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING ZONING, CHAPTER 280 OF THE CODE OF THE TOWNSHIP OF RADNOR, SECTION 280-103 OFF-STREET PARKING, TO PROVIDE FOR MINIMUM STANDARDS FOR OFF STREET PARKING FOR GENERAL, PROFESSIONAL AND MEDICAL OFFICE USES

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendment to Section 280-103 as follows:

Section 1. Chapter 280, Article XX, Section 280-103, Off street parking, is hereby revised by adding a new Section 280-103.B.(8) to read as follows:

Section 280-103. Off street parking.

B. (8) Medical/Dental offices including an ambulatory care facility: 1 space for each 150 square feet of floor area plus 1 space per examining room.

Section 2. Chapter 280, Article XX, Section 280-103, Off street parking is amended by revising Subsection B(11) to read as follows:

(11) Banks and Office buildings, including general, professional, and sales: 1 space for each 200 square feet of floor area for the first 50,000 square feet, plus 1 space for each 300 square feet of floor area over 50,000 square feet. Drive-in banking facilities shall provide stacking for four (4) automobiles per teller.

Section 3. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Section 4. Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section 5. Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and ORDAINED this _____ day of _____, 2019.

RADNOR TOWNSHIP

By: _____

Name: Lisa Borowski

Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

Radnor Township Planning Commission
Minutes of the Meeting of April 1, 2019

Present: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas

Absent: None.

The meeting started at 7:00pm

- John Lord, Chair, called the meeting to order.
- The Pledge of Allegiance was recited.
- **Meeting Minutes for March 4, 2019**
 - Motion to Approve:** **Approved 9-0**
Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas
- **WAWA**
 - In providing a legal opinion for the Planning Commission, the Solicitor representative, Mary Eberle, explained that Wawa's proposed structure and use includes a convenience store with gas pumps located outside of the building line. This appears to present both a structural and use non-conformity for which the Applicant will need to seek relief from the Radnor Township Zoning Board in the form of a variance and special exception, respectively. Such relief must first be obtained from the Zoning Board before the Planning Commission may address the proposed development. The Applicant, through its counsel Nicholas Caniglia, expressed its intent to request a 30 day extension of the application, or until June 13, 2019. The Commission moved to table the issue until its next meeting on May 6, 2019.
 - Public Comment
 - i. Susan Stern – asked if the public could expect to see certain letters received from attorney James J. Greenfield and from the Solicitor.
 - ii. Roger Phillips advised that Mr. Greenfield's letter is in the packet posted on the Radnor Website, Agenda & Minutes for the Planning Commission.
 - iii. John Lord, Chair, will consult with the Solicitor before making a decision on posting the Solicitor's letter.
- **Motion to table until the May 6, 2019 Planning Commission Meeting:** **Approved 9-0**
Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas
- **360 Conestoga Road**
 - Andrew Eberwein. Representing the applicant, reviewed plans and letters from Staff
 - Waivers they would like to be considered
 - Letter from Gannett Fleming
 - Subdivision/Land Development
 - 1. Will comply - Would like to move forward contingent upon applicant obtaining a Title Report and providing the township with a clean title.
 - 2. Will comply with items #2, 4
 - 3. Applicant is asking for a waiver for item #3 – **Granted**
 - General
 - 1. Will comply with items 1&2

Letter from Gilmore and Associates

1. Will comply with items listed on their letter
- Letter regarding sub division from neighbor was read and discussed
 - i. His concerns will be addressed by Staff when and if they construct on this new lot.
 - Public comment
 - i. Richard Butcosk -325 S Wayne Ave – concerned about the lot lines on the drawing and numerous math errors.
 1. These corrections will be done prior to moving forward to the Commissioners
 - ii. Baron Gemmer – 335 S Wayne Ave requested clarification on the date accepted on the Gannett Fleming letter.

Motion to Table for 30 days to give the applicant a chance to fix all things that applicant already identified that he will comply.

Approved 9-0

Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas

- **Jaguar/Land Rover -**

- Nick Caniglia reviewed plans
Gannett Fleming review letter
Site Development
 1. Item 1 – asking for waiver for plans to be considered Preliminary Final –Waiver granted
 2. Item 2–waiver granted
 3. Item3 under Site Development and Item 8 under Subdivision Land Development parking area waiver – granted with submitting fee to the Shade Tree FundSubdivision Land Development
 1. Items 1, 2, 6, 7, 10 & 11– will comply
 2. Item 3 requesting waiver
 3. Item 8 the fee in leu of will complyStomwater and General Note
 1. Will complyGilmore & Associates
Traffic
 1. Applicant is looking to have deliveries on a different site but will be looking for other options
 2. Will prohibit deliveries on Lancaster AvePublic Comment
 - i. Darcy- 115 Iron Works Way - was concerned about deliveries

Motion to Approve the Preliminary to Final Land Development for Jaguar/Land Rover and with any complies, and necessary improvements, related to parking and other items discussed.

Approved 9-0

Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas

- **145 King of Prussia Road**

- Mark Kaplin – Representing Brandywine Realty Trust, Equitable Owner, gave a brief synopsis on why they are here.
Gannett Fleming letter

- i. Bio Retention Basin has changed, applicant will submit new report to Gannett Fleming
- ii. Items 1,2,3 will comply

Gilmore & Associates Letter

- o Required improvements is Penn's obligations and will be done

Subdivision and General Comments:

- o There is no change to the plan from Preliminary to Final. Mike Kissinger, from Pennoni will be reaching out to discuss with Gannett Fleming, Gilmore Associates and staff on all items.
- o Steve Norcini, P.E., commented that they are going to have to prove to township staff that the review comments are inaccurate otherwise they will carry forth when it goes to the BOC.
- o Steve Norcini, P.E. suggested that the applicant will comply to all comments applicable to this site.

Public

- o Lloyd Goodman from Radnor Racket – addressed discrepancies in the plans and would like to change the placement and types of trees on his property.

Motion to approve the Final Land Development plan as submitted by Brandywine Radnor Hospitality Property I, LP and Brandywine Radnor Property I, LP, with notation that the request for approval of the waivers and letters submitted by Gilmore Associates be addressed with the engineer of record to her satisfaction

Approved 9-0

Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas

- **Proposed PLO Parking Amendment**

Recommended Edits:

- o Clarify whether the proposed amendment is Township wide.
- o Section B. (8): "Medical/Dental offices including ambulatory care facility: one (1) space for each examining room."
- o Section B(11) should read: "Banks and Office buildings, including general, professional, and sales:"
- o "Drive-in banking facilities shall provide stacking for four (4) vehicles per teller:"

Motion to Submit to the BOC the Planning Commissions revisions to the revised parking ordinance

Approved 9-0

Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas

- Old Business – none
- New Business
- Adjournment

The meeting ended at 9:06pm

Next regular scheduled Planning Commission meeting is May 6, 2019



DELAWARE COUNTY PLANNING COMMISSION

1055 E. Baltimore Pike

Media, PA 19063

Phone: (610) 891-5200

Email: planning_department@co.delaware.pa.us

COUNCIL

JOHN P. McBLAIN
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VICE CHAIRMAN

MICHAEL F. CULP
KEVIN M. MADDEN
BRIAN P. ZIDEK

LINDA F. HILL
DIRECTOR

June 20, 2019

Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Name of Petition: Off-Street Parking Regulations
DCPD File No.: ZA-34-7572-19
Petitioner: Radnor Township
Recv'd in DCPD: May 6, 2019

Dear Mr. Zienkowski:

In accordance with the provisions of Section 609 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on June 20, 2019, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

A handwritten signature in cursive script that reads "Linda F. Hill".

Linda F. Hill
Director



1055 E. Baltimore Pike
Media, PA 19063
Phone: (610) 891-5200
Email: planning_department@co.delaware.pa.us

Date: June 20, 2019
File No.: ZA-34-7572-19

PETITION: Off-Street Parking Regulations
DATE OF PETITION: March 7, 2019
PETITIONER: Radnor Township
MUNICIPALITY: Radnor Township
TYPE OF REVIEW: Zoning Text Amendment
PROPOSAL: Amend the text of the Township zoning ordinance to add minimum standards for off-street parking for General, Professional, and Medical Office uses
RECOMMENDATIONS: Approval
STAFF REVIEW BY: Sam Haber
REMARKS:

ZONING TEXT AMENDMENT

The Township proposes to amend the text of the zoning ordinance, Article XX, Section 280-103, by adding a new subsection B.(8) and by revising existing subsection and B.(11).

Subsection B.(8) will be added to provide minimum off-street parking standards for Medical/Dental offices including an ambulatory care facility: 1 space for each 150 square feet of floor area.

Subsection B.(11) will be amended to as follows:

"Office buildings, including general, professional and sales, or banks; 1 space for each 200 square feet of floor area for the first 50,000 square feet, plus 1 space for each 300 square feet of floor



Date: June 20, 2019
File No.: ZA-34-7572-19

REMARKS (continued):

area over 50,000 square feet. Drive-in banking facilities shall provide for stacking of 12 automobiles."

The proposed parking ratios are well within the standards recommended for medical/dental offices, office buildings and banks.

The proposed amendment contains a Repealer clause, a Severability clause and will be adopted in accordance with the Home Rule Charter of Radnor Township.

ADOPTION

In accordance with Section 609(g) of the PA Municipalities Planning Code, an executed copy of the amendment must be forwarded to the County Planning Department within thirty (30) days of enactment.