

Radnor Township Planning Commission
Minutes of the Meeting of February 1, 2021

Present: Mr. Steve Varenhorst; Mr. Matt Golas; Mr. David Natt; Mr. Lane Vines; Ms. Elizabeth Springer; Lane Vines

Absent: Ms. Megan Gonzales

The meeting started at 6:00pm

- Matt Golas, Vice Chair, called the meeting to order. The Pledge of Allegiance was recited.
- Planning Commission Reorganization
 - Chair: Matt Goals **Approved 6-0**
 - Vice Chair: David Natt **Approved 6-0**
- **Meeting Minutes for December 19, 2020** **Approved 6-0**
Approved: Mr. Steve Varenhorst; Mr. Matt Golas; Mr. David Natt; Mr. Lane Vines; Ms. Elizabeth Springer; Lane Vines;
Remove Elizabeth Springer and Lane Vines from Hamilton approved
- **Hamilton Eagle Road – Preliminary Land Development**
 - Daniel Rawley, Esq., and Rob Lambert reviewed plans
 - Gannet Fleming review letter will comply
 - Gilmore & Associates letter regarding road widening:
 - i. Proposed plan for right of way is 30-foot half width. Applicant is not proposing any widening.

Public Comment: See Public Comment on Page 3

Motion: Approval of the Preliminary plan with the recommendation that the Planning Commission is okay with the half Right of Way at 30 feet as long as all the comments of the township are met with the letters that have been provided. **Approved 6-0**

Approved: Mr. Steve Varenhorst; Mr. Matt Golas; Mr. David Natt; Mr. Lane Vines; Ms. Elizabeth Springer; Lane Vines;

- **Eastern University – Zoning Map Amendment**
 - David Falcone, gave an update on the plan status
 - A covenant will be in place that will be passed to every owner that states that the property can never be used for more than 20 homes total.
 - i. Lane Vines suggested that a clause stating that lots cannot be subdivided in any way
- **Public Comment:** See Public comment on Page 3

Motion: no motion necessary as applicant was not seeking approval at this time.

- **Eagle/Radnor Road Eastern University – Preliminary Plan**
 - Rob Lambert reviewed the preliminary plans
 - Steve Norcini suggested the applicant look at the use of BMP's outside of what you have

provided for the Stormwater Management Ordinance.

Motion: no motion necessary as applicant was not seeking approval at this time.

- Old Business
- New Business
 - Meeting time change to 6pm during the pandemic
- Adjournment

Next regular scheduled Planning Commission meeting is March 1, 2021

DRAFT

Public Comment

HAMILTON – EAGLE ROAD

Beverly (Sue) Kapp Huckelbridge: Greetings, I continue to be very concerned about the negative impact the proposed nine-unit, Hamilton Eagle Road Development Plan, will have on my property at 321 Eagle Road and the surrounding community. The only access to this development is the proposed road adjacent to my property, and I foresee traffic lined up across my front yard and along my side yard. How can this be avoided? In addition, I am concerned about the noise and light pollution, which has been previously addressed, as well as safety, with more congestion at the newly, proposed corners. I would prefer that there be a greater setback between my property and the entrance road; I support the proposed barrier of tall bushes and trees be planted at the property line, with their current fence removed. Flooding is already a concern in the area, and I, along with other residents, am also worried about further burdens on our old water systems.

Cynthia Hansen 6 Hedgerow Lane:
Dear Radnor Planning Commission,

This email regards stormwater runoff from the planned Hamilton Estate – Eagle Rd. development.

I am extremely concerned about stormwater runoff. Construction and the increase in impervious surface that naturally accompanies it, greatly add to stormwater issues.

As I understand it, the stormwater basins created for the new homes will essentially collect the water, and it will slowly seep into the ground. My property is located north and downstream of the proposed development. As the water will slowly seep into the ground, my property becomes the development's stormwater basin. This will destabilize my soil, lead to sinkholes, and adversely affect my home's foundation. My home was built almost 100 years ago, and I would like to see it stand another 100 years.

Please see attached pictures from a recent storm. The first illustrates the runoff from the property. The second shows the river of water created from it. I can also provide videos of the water runoff.

This has been a problem since 2008, when Mrs. Hamilton cleared trees and brush from the property. Prior to that time, I had no water runoff problems. I have emails from Dan Malloy, who was the Radnor township engineer at that time, documenting attempts to have the owners address the problem. He was told the property was to be seeded to create a meadow. This, as well as other requested actions, were never addressed by the owners. In fact, since the trees and brush started being cut in 2008, the erosion has been quite severe. As can be seen by the fence abutting my property, the ground level has dropped at least a foot.

It seems to me that the property should drain into a storm sewer, which is used for this express purpose. Alternatively, the project should be required to direct water to the creek on the other side of the tracks, not into or through my property.

I am afraid if no action is taken by this commission to address this issue, our neighborhood will lose a 100 year old piece of history, and I will lose the home and property I have lived at for 29 years; all for something that was preventable.

Mary Beth Torunian: My name is Mary Beth Torunian and my property borders this proposed development. I live at 404 West Avenue and have lived in Wayne for 30 years. The proposed area used to be a dense wooded area until the Hamilton family bought the property and cut down the

smaller trees and bushes. Since then, trees have been cut down regularly over the years so now there are not many trees left.

I have some questions/concerns:

1. Lighting – why are there so many street lights proposed? West Ave has 13 homes and no street lights, we would prefer there to be NO street lights. 9 homes will create enough light, they won't need the street lights
2. Eagle road is the most narrow directly in front of the development. There is broken mirrors pieces on the road, cars hit the telephone pole there because it is so narrow. The road would be widened wherever possible
3. The proposed development slopes toward West Avenue, how tall would the curbs be in order to ensure that any water run off from the new street, sidewalks and homes would not drain toward the backyards of the homes on West Avenue?
4. Why would you not require more right of way for this development when the right of way on West Avenue is 50 ft? other streets it is 40 ft

EASTERN UNIVERSITY – EAGLE /RADNOR ROADS

Douglas McCone:

1. It is important that Radnor Township set the precedent that parcels like this should be zoned or rezoned consistent with the adjacent communities. Then, if the owners or developers want to do something different from the surrounding community and zoning, then they can request variances. While this adds some complexity and, perhaps, an additional process step or two to any development that is inconsistent with its neighboring properties, it does protect those neighbors and allows them to have substantial input to the development plans. The key is that the acceptability of any development anywhere in Radnor Township is under the control of the township and of its residents. This precedent is quite important.

Because this property is being divided into plots similar to Paul Road and further east on Walnut toward Chamounix, this property in its entirety should be zoned R1 to be consistent with the rest of the properties that are developed in this same way. If they were to be developed in a grid pattern similar to Beech Tree and the first two blocks of Walnut, then an R2 zoning might be appropriate. Once properly zoned, the developer can request the variances needed in accordance with our normal procedures. In this case, they are very likely to be granted but that may not be the case with other sites in other locations in Radnor.

2. A Home Owners Association, HOA, has been proposed. If the houses to be constructed are really to become part of the North Wayne community, then they should be fully serviced by Radnor Township, including trash, recycling, road and utilities maintenance, and the like just as the rest of North Wayne is. In some cases, HOAs can become problematic years down the road with some owners having major disagreements with the HOA board or managers. It would be better for these new community members to be able to approach the township directly with issues rather than have

to deal with an HOA board and for the township to deal with residents directly rather than through an HOA..

3. If this really supposed to become part of the North Wayne community, then it would make sense to provide a through road from where it now enters the site and then exits onto Walnut Avenue. The logical place to do this would be over the proposed sewerage easement from what is now the cul de sac out to Walnut Avenue. Doing this might also do away with the need for a cul de sac entirely, perhaps enhancing some properties, while facilitating traffic movement.

If adding this new road is an impossibility, then in order to facilitate walkers from both these new homes and from Beech Tree Lane to the park at Fenimore Woods, a public walkway from the cul de sac to Walnut Avenue should be installed in lieu of a vehicular road. Again, the logical place would be over the sewerage easement/ right of way.

4. It appears to me that house number 1 is going to be in a flood plain. That does need to be considered.

My personal preference is that there should be fewer residences constructed on this site. I believe that it is a little too dense. I would also very much prefer that the new parcels be in a grid format similar to the North Wayne community it seeks to become a part of, more of a logical extension rather than different plot planning design. If this were the case, then an R2 zoning would be reasonable.

David Willis 335 Strafford Avenue:
To Whom It May Concern:

The contour lines on the development plan (see Sheet 2 "Existing Conditions") make clear that a 25+ foot drop exists from Eagle Road to the opposite end of the site. The current, natural grading leads to significant run-off concerns for both the construction stages and the final project.

During Construction Concerns:

On Sheet 7 "Sediment and Erosion Control Plan" ...Step 4 = Construct Road. When will the stormwater systems be installed to collect the run-off from this additional impervious surface?

Further, while construction plans seem to address sediment and erosion, they do not adequately correct for the actual increase in water runoff that will result from construction. What is being done to minimize or safely divert the extra water runoff?

After Construction Concerns:

On Sheet 5 "Post Construction Stormwater Plan" ...There are 16 storm inlets. Are they only connected to infiltration beds or is there a location for overflow to go to? And, what is in the design to handle the excess water when the flow is too great for these inlets to handle (such as a quick rain storm, or tree/leaf debris blocking inlets, or icing conditions that may block some inlets)? It would be errant to assume the inlets will always function as designed; so, where have you designed the water to go when they fail?

Barbara Kraus-Blackney, 211 Walnut Ave. & Richard Ranck and Brooke McInnes, 210 Walnut Ave.:
Dear Commissioners:

We write in regard to the Eastern University lot proposals on tonight's Planning Commission meeting agenda. First, we are concerned that, to our knowledge, a well-considered, comprehensive evaluation of the pros and cons of changing the current Planned Institutional zoning and whether that is indeed desirable has not occurred. The current PI zoning for the majority of the site requires both deeper setbacks and more total open space than either R1 or R2 for the same land area.

Many colleges and universities, especially smaller institutions, have been operating under a challenged model for some time, with several across the country announcing closures and mergers prior to the Pandemic. The economic challenges and rapid pivot of education models in response to the Pandemic will most certainly cause an acceleration of this trend. This opens the distinct possibility that our three neighboring institutions very likely will seek to sell off parcels or even all of their land in the months and years ahead. Both the Township and the North Wayne community need to have eyes wide open to the fact that whatever zoning change that is approved for these parcels, in terms of R1 or R2, will set a precedent for future change approvals and therefore is a hugely important decision.

Think about the entire campuses of Cabrini, Eastern and VFMAC. If R2 is approved for this development, think of the potential density we could have across hundreds of acres immediately adjacent to our North Wayne neighborhood and the impact on our already severe stormwater management issues, traffic in our neighborhood and Wayne, demand for public services, etc.

In advocating for a change to R2, the comparison is made to the density of the North Wayne neighborhood, but the more pertinent comparison is the current property with PI zoning and the homes across the street on Walnut Ave., which mostly are R1. Twenty houses are too many for these two parcels, one of which is already zoned R1 and is being proposed to change to R2 as part of this package.

We believe that any zoning change approval should be limited to R1, which would limit development to one house per acre. While not technically zoned open space, the Eastern parcel has long served the function of providing open space in our neighborhood and that attribute should be preserved as much as possible. This is especially critical when one considers the ongoing significant flooding issues that the Township to date has not been able to mitigate while the situation continues to grow worse and severe storm events become more frequent.

We have been experiencing 100 year floods every 2-3 years, and in the past year Chamounix Road around the curve at the base of Walnut Ave. has been dangerously impassable 2-3 times. The roof runoff and additional impervious coverage implicit with a development of twenty large houses adjacent to that location, and whether that can truly be a net zero with unproven storm water mitigation systems, especially as land appears to be built up for the site development, should be viewed with great skepticism and concern.

For all of the reasons above, we urge you to decline to approve a zoning change from PI to R2, and for the one lot from R1 to R2, for this parcel.

Kaitlin O'Sullivan: I understand that the addition of nine homes doesn't feel like it necessitates a traffic study; however, practically speaking, this project adds nine 2-car garages with only one entrance and exit. As a result, all cars must take either a left or a right on Eagle to get out of the neighborhood which inherently increases traffic by up to 18 cars multiple times a day.

Additionally, with congestion already building in the area, it creates additional hazard for local walkers and runners and a need to consider alternative safety methods for neighbors enjoying their neighborhood - are sidewalks proposed? Other mitigating efforts?

Harry G. Mahoney, Esquire: A restrictive covenant can be challenged in court. It is not a foolproof method to prevent further downzoning. The property is also adjacent to R-1 zoning.

Paul O'Connor: Hello my name is Paul O'Connor. My wife and I along with our four children live at 4 FENIMORE Ln, St Davids, PA 19087. We are very excited about the planned redevelopment on the eastern university lot. We believe it will bring in much needed tax dollars for the community and school. We also think that the housing density of the plan is very much appropriate and will enhance the north Wayne neighborhood significantly. Looking at that empty parking lot is an eye sore and depressing. Thank you

Richard S. Ranck: My group is going nuts with this .
We misspoke, We sought R1. Further, 20 is not a gift, as proposed by the presenter, it is excessive.

Christina Perrone: As a resident adjacent to the property, I appreciate that there will be a covenant on the property to limit the development to 20 homes. It is a win for the neighbors to change the property to residential. This property was residential prior to Valley Forge's change to PI. It is consistent with the existing neighborhood. I fully support this development.

Douglas McCone: Please educate me. Is a restrictive covenant incorporated into the deeds to the various parcels? If not, how are they enforced?

Patti Conlan: Please clarify, the surrounding residential property is zoned R-1 and R-2, not just R-1.

Sara Pilling - 29 Garrett: resident for 39 years. I am a masters graduate from Eastern, on community Organizing AND advisor to Radnor's Green Team for Climate Change.

We trust that both Radnor and the Developer will take advantage of opportunities by both tax credits, rebates and to increase the initial value of the properties and to enhance the value of resale, by:

increasing insulation, utilizing new windows that protect both heat and cold, consider all-electric rather than fossil fuels, roof type for solar or geothermal heat, EV chargers installed in every garage, and other methods to remediate for climate change

Doug McCone: Please educate me. Is a restrictive covenant incorporated into the deeds to the various parcels? If not, how are they enforced?

Patti Conlan: As a close neighbor to this property, I am okay with the R-2 designation provided the covenant/deed are binding to just 20 houses.

Will these houses be not more than 35 feet tall per R-2 on the front and backside given the slope?

George Nagle: I am a neighbor on Chestnut Lane, one block away. I never received any notification of meetings with the developer or anyone else. I did participate in a zoom meeting a few months ago with the NWPA. My impression from that meeting was that there was substantial opposition to this plan. I believe this development will add significant traffic and will be detrimental to the neighborhood.

Barbara Kraus-Blackney:

To represent the site as a parking lot is not accurate. The site is at least a 100 ft landscape buffer for the neighborhood.

This format of not being able to comment live in person in the Zoom room does not work for your constituents on matters as important as this.

Please make sure that all of the neighbors receive the covenant for review.

Not correct - many of us are concerned about the R2 zoning change because of the precedent it would set for all of the neighboring institutional properties that could request the same in the future. Look at all of that PI on the map they just shared.

To cite the 14 homes compared to 20 is misleading without discussing the comparative footprints - night and day.

It is not an enormous parking lot, again that misrepresents the site.

It seems very premature to discuss the development, appear before all of the various commission before the zoning issue is resolved. Is this a done deal?

Not all neighbors who have shown interest in the outcome of this rezoning and development proposal have been included in these follow up communication loops. That at least explains in part why the feedback reported is overwhelmingly positive.

The third time I have heard the site referred to as a parking lot. How can that be when we are also citing the 14 homes on the site, and the great group of trees that need to be preserved?

Matthew Marshall -228 Walnuts Ave: Dear Planning Commission,

Is a sidewalk from the West Campus development to Fenimore Woods even possible?

We have a stream crossing between Marino's (northside of Walnut Ave.) and Karen Ryan's (southside) properties. I'd be surprised if the Township would allow Walnut Avenue to be narrowed in that section where the line of sight for vehicles and pedestrians is already limited for walking and biking.

Unless the Township allows Concordis Group to build another foot crossing over the Marino's stream bed, I don't see how there could safely be a sidewalk in that location. The steep slope of the property at the intersection of Walnut Ave. and Paul Road will also be problematic for sidewalk construction. Let's not increase the safety risk to residents who routinely walk on Walnut Avenue, unless there is a dedicated walking / biking path separated from vehicle traffic.

In my opinion, a walking trail for residents on the interior of the West Campus development makes the most sense even if the Township needs to restrict access to the intersection of Radnor Street Rd. and Eagle Road.

Thank you for your contribution towards a safer North Wayne.

TJ Doyle- 7 Fenimore Lane: I'm sending this email in support of the development. I believe the Developer has performed a tremendous amount work to come up with a well thought out plan that

incorporates feedback from neighbors. The site, as it exist today, is an idle asset and I look forward to the day when it's a vibrant part of the community and contributing to the surrounding neighborhood and economic vitality of our community.

As I walk my dog, go for a run or walk to town, I often imagine this parcel in its completed state and how this project creates a critical link from my street to the rest of the community.

The density of the project is more than reasonable and creates lots that are fitting with the surrounding area and conform to what the marketplace desires. In addition to the benefit of additional real estate tax revenue, I agree with the statement that we would never vote in favor of a parking lot over this perfectly reasonable plan. I'd also point out, that but for a few homes in the neighborhood, had our predecessors taken a more restrictive approach to density, most of the houses of those not in favor of the plan would not exist today.

In closing, I support the proposed Zoning change and the development of 20 units. Thank you.

Christine Perrone: There are approximately 20 homes on approximately 20 acres, which is collectively equal to R1. The developer has tried to keep the trees. I would prefer to look at beautiful homes vs. the parking lot.

I believe we should be supportive of this limited development.