

**Radnor Township Planning Commission**  
**Minutes of the Meeting of July 13, 2021**

**Present:** Mr. Steve Varenhorst; Mr. Matt Golas; Mr. Lane Vines; Mr. Christopher Brubaker; Ms. Elizabeth Springer; Mr. Skip Kunda; Mr. David Natt; Ms. Megan Gonzales

**Absent:**

The meeting started at 7:00pm

- Matt Golas, Chair, called the meeting to order. The Pledge of Allegiance was recited.
- Planning Commission Meeting will be held at 6:30pm moving forward.
- **Meeting Minutes for June 7, 2021** **Approved 7-0**  
*Approved:* Mr. Steve Varenhorst; Mr. Matt Golas; Mr. Lane Vines; Mr. Christopher Brubaker; Ms. Elizabeth Springer; Mr. Skip Kunda; Mr. David Natt
- **Wireless Facilities Ordinance Review and Recommendation**
  - Mike Roberts, Esq., from the Cohen Group showed a presentation and gave a synopsis of the Ordinance.
  - This Ordinance will bring the township code into compliance with the federal and state lawCommissioner comments:
  - Matt Goals – Is there a deadline for us to be in compliance?
    - i. Mike Roberts- yes, 120 days from passage of Act 50
    - ii. Act 50 requirements are due on or around August 29, 2021
  - Steve Norcini – Township Administration fully intends to provide this draft ordinance to the Communications Council for their review.
  - Skip Kunda – Has there been extended meeting with the Township consultant? Would like clarification on the historical preservation structures mentioned in the ordinance
  - Liz Springer – Are there any examples from townships near us that would help the commission have a better understanding of what questions they should be asking?
  - Lane Vines- What is the existing protocol? How many applications have been done in the last 12 months or 5 years? How have they been handled?
    - i. Kevin Kochanski- Kevin is unaware of any in the right of way. Applications that have been received have been at co-locations on existing structures.
  - David Natt – Was looking for clarification on the fee and what the applicant can and can't do.

**Public Comment:** No public comment

- **Zoning Ordinance Amendment-Garrett Hill and Outdoor Dining Regulations Article XIA and XX**
  - Matt Goals gave a brief synopsis on the Amendment.
  - Commissioner Farhey updated the Planning Commission**Height Restrictions:** 19 houses on Garrett Ave are being restricted at this time.
  - Kevin Kochanski – the amendment will allow an existing 30ft height to a 35ft
  - David Natt – What was the original logic for the height restriction?
  - Megan Gonzales – Are the setback the same on both sides of the street\ for the same houses?

- i. Kevin Kochanski explained the zoning.

**Public Comment:**

- Sumanth Joseph - 117 Garrett Ave- Spoke to the commission about why he does not agree with the existing ordinance.
- Sarah Pilling – 29 Garrett Ave – Explained why Garrett Ave is the way it is and does not agree with the Zoning change.
- Rick Barker – shared his perspective on the proposed amendment.

**Outdoor Dining**

- Kevin Kochanski updated the Commission on why this change has been brought forth.
- Sean Farhey updated the Commission on the change amendment.

**Public Comment:**

- Rick Barker – is concerned about the parking and what will negatively affect the local residents. Mr Barker was also concerned about the setback reduction for Single Family Dwelling in Garrett Hill. Mr. Barker respectfully suggests that the outdoor dining amendment not be sanctioned for the Garret Hill zoning district.

**Motion:** recommending approval of the amendment as written for the outdoors dining and the 35ft height maximum.

**Approved 8-0**

*Approved:* Mr. Steve Varenhorst; Mr. Matt Golas; Mr. Lane Vines; Mr. Christopher Brubaker; Ms. Elizabeth Springer; Mr. Skip Kunda; Mr. David Natt

- **401 E Lancaster Ave American Legion Post 668** - Consolidation of two lots into one
  - Steve Norcini – reviewed the plans with the commission
  - Jack Casta, Finance Officer for the Bateman Gallagher American Legion Post 668 answered questions addressed by the commission.

**Public Comment:** No public comment

**Motion:** Accept the lot consolidation and support the waivers

**Approved 8-0**

*Approved:* Mr. Steve Varenhorst; Mr. Matt Golas; Mr. Lane Vines; Mr. Christopher Brubaker; Ms. Elizabeth Springer; Mr. Skip Kunda; Mr. David Natt

- **250 King of Prussia Road** – Preliminary Final – Construction of Parking Structure over an existing parking lot

**Recommendation:**

**Table 8-0**

*Approved:* Mr. Steve Varenhorst; Mr. Matt Golas; Mr. Lane Vines; Mr. Christopher Brubaker; Ms. Elizabeth Springer; Mr. Skip Kunda; Mr. David Natt

Next regular scheduled Planning Commission meeting is August 2, 2021