

Radnor Township Planning Commission
Minutes of the Meeting of March 2, 2020

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

Absent:

The meeting started at 7:00pm

- John Lord, Chair, called the meeting to order. The Pledge of Allegiance was recited.
- **Meeting Minutes for February 3rd 2020** **Approved 7-0**
Approved: Mr. John Lord; Mr. Steve Varenhorst; Ms. Megan Gonzales; Mr. Lane Vines; Mr. David Natt; Matt Golas; Ms. Elizabeth Springer;

- **117 Radnor Chester Road**
 - George Brossman, Esq., representing the applicant, and Tom Bentley, Owner, reviewed plans for proposed 3 lots
 - Applicant is looking for a waiver for the existing Right of Way and Widening of Roadway requirements

Public Comment:

- Jim Greenfield, Esq – representing 20 property owners from Radnor Chester Road, Meadow Crest Road and Chew Lane and Browns Lane
 - i. Concerns of Safety issues with site distance
 - 1. Hazardous to Pedestrians in the area of the trail.
 - 2. Right of Way is crucial because of safety concerns
 - ii. Neighbors are concerned about the over development of the property.
- Lisa Maddy, 117 Radnor Chester Road – bought the property 20 years ago with the expectation of being able to sell a portion of the lot for redevelopment based on the current R3 zoning.
- Jim Slattery, Neighbor – wanted the commission to be aware of the approximate 25 foot drop to the existing trail where the 15 foot set back is. This would put the building right up to the very edge before the very significant drop.

Motion: To accept the final minor sub division plan with the approvals from Staff on any waivers necessary , the approvals from PennDOT, and the approval from the Tree Commission for any trees need to be removed due to the increase of Right of Way and any additional needs the staff may seem deemed necessary. The five additional feet of the right of way will be at no cost to the township.

Approved 6-2

Approved: Mr. John Lord; Mr. Steve Varenhorst; Mr. Charlie Falcone; Mr. Lane Vines; Mr. David Natt; Matt Golas

Opposed: Ms. Megan Gonzales; Ms. Elizabeth Springer

- **Zoning Ordinance to allow townhouse development in certain areas of the C-3 service commercial district and to provide regulations therefore**
 - Nick Caniglia represented the applicant and presented the zoning amendment
 - Changes are to the setback requirements and a revision to the definition of “Townhouse”

Public Comment:

Patty Conlin – resident, expressed her concerns about dimensional requirement.

- Mary Eberly, Esq. – addressed her concerns

Motion: To approve

Approved 7-0

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

- Old / New Business
- Adjournment

Next regular scheduled Planning Commission meeting is April 6, 2020