

Radnor Township Engineering Department
301 Iven Ave., Wayne, Pa
Radnor Township Planning Commission
Minutes of the Meeting for June 4, 2018

Present: Mr. Steve Varenhorst, Mr. Matt Golas, Mr. Charlie Falcone Ms. Kathy Bogosian, , Mr. John Lord, Mr. David Natt; Ms. Elizabeth Springer;

Absent: Ms. Regina Majercak; Mr. Skip Kunda

The meeting started at 7:03pm

- Chairperson Ms. Kathy Bogosian called the meeting to order.
- The Pledge of Allegiance was recited.
- Meeting Minutes for April Approved 7-0
- **First Resource Bank 2018-D02 Preliminary/Final Land Development**
 - i. Deborah Shulski represented applicant and reviewed changes per the Planning Commission's request
 - ii. Memo Reviews:
 - i. Zoning- will comply
 - ii. Sub division – will comply
 - iii. Stormwater – will comply
 - 1. Mr. Chuck Dobson explained that there is no Stormwater Management System on this site right now and that adding it will be a very helpful to the neighbors.
 - iv. Applicant agrees to comply with all Gilmore & Associates comments
 - iii. Steve Norcini, P.E. and Amy Kaminski suggested that the plan be considered as the Preliminary Final
 - iv. Parking spots 9 and that is what is required
 - v. Dave Natt – requested the applicant to review the changes
 - vi. Zoning Hearing Board approved variance for stacking so the applicant will not have to have 12 car stacking
 - vii. The concern of the center structure will exceed ordinance requirements. The applicant assured the Committee that none of the structures will exceed the height requirements set forth by the Township Ordinance.
 - viii. Lighting
 - i. Lighting will be building mounted lights
 - ii. There will not be any free-standing lights
 - iii. Mr. Albany, Resident was concerned about lighting. The applicant and the reside did meet and the applicant and has addressed his lighting concerns.
 - ix. Tim Foster, 317 W Lancaster Ave– Kathy Bogosian read a letter from Tim Foster.
 - i. Tim is in favor of the building. However, he would like the trees on eastern side will be removed.
 - x. Liz Gallagher, 312 Windsor Ave – appreciated the plan, her concerned about the lack of trees and parking for employees
 - i. Per Matt Golas, the trees will be screen trees which is the correct choice per shade tree

- ii. Matt Golas also agrees that the pine trees are in bad condition and need to be removed.
- xi. John Sheehan, 409 Windsor Ave—a list of each tree and their measurements was given to each member of the Planning Commission.
- xii. Applicant has agreed to in lieu of a tree fee, they will have the 9 trees planted on Windsor Ave.
- xiii. Mr Sheehan requested that the trees be larger than 2 to 2 ½ inches for both on the site and in the neighborhood.
 - i. Steve Norcini, P.E. - Township Arborist has explained on many occasions, the larger trees do not have the survivability rate that the smaller trees have.
 - 1. This is why the 2-2 ½ inch is a big part of our ordinance.
- xiv. Steve Norcini, P.E. suggested that the Arborist, Township Engineer, Applicant and Neighbors work together to come up with a sustainable plan for the tree planting on Winsor Ave.

Recommendation: *grant waiver for preliminary final with approval from neighbors, and 9 trees be planted in the neighborhood at the discretion of residents. Mr. Sheehan has agreed to be the neighborhood representative.*

Names of Commission: Mr. Steve Varenhorst, Mr. Matt Golas, Mr. Charlie Falcone Ms. Kathy Bogosian; Mr. John Lord; Mr. David Natt; Ms. Elizabeth Springer

Approved 7-0

● **415 Maplewood Road 2016-SD-10 Preliminary Subdivision Plan**

- i. Nick Caniglia, Esq. represented applicant and reviewed changes to the plan
 - i. Drive was changed so that it would not go through to Highland
- ii. Stormwater Management concerns
 - i. Buffer is provided
- iii. Applicant is asking for a 5 ft waiver for the Right A Way on Highland
 - i. Planning Commission agrees to a 25ft Right A Way
- iv. Private access – requesting a waiver to not develop a 50 ft Right A Way
 - i. Planning Commission agrees to the waiver
- v. Public street – requesting waiver of 150ft radius since this is a private driveway not a public street
 - i. Planning Commission agrees to the waiver as long as the applicant has appropriate sight lines are maintained for safety
- vi. Applicant is requesting a reduction of curb radius
 - i. Planning Commission would like to see the radius a bit wider (20ft on West and 25ft on East)
- vii. Applicant to provide Easements, Deed dedication and any other items required for the easement.
- viii. Applicant will comply with all other items requested in the Gannett Fleming Memo.
- ix. Gilmore & Associates Memo
 - i. Waiver for cul-de-sac
 - 1. Amy Kaminski, P.E. agrees to the waiver only if changes to the shade tree landscaping are completed. Applicant will also need to address these changes with the Shade Tree Commission.
 - ii. Applicant will comply with all other requests
- x. Neighbors comments:
 - i. Leslie Clifton from 414 Maplewood is concerned with traffic and parking
 - 1. Louis Londrillo from 257 Highland - prefers to keep the road closed
 - 2. Louise Gray from 258 Highland would also like to see road closed

- ii. David Semerjian– discussed all the changes in the plans after 2 years per the Planning Commission and neighbors
- iii. Christine Welsh, 503 Maplewood – tried years ago to have stop sign put in and was told that it will need to come from PennDot
 - 1. Steve Norcini, P.E mentioned that the Township can do a study and add a stop sign if the study warrants one.
- iv. Steve Norcini, P.E. will request Maplewood and Highland to be analyzed for traffic
- v. Baron Gemmer – concerned with the following
 - 1. Buffer plantings
 - 2. Residual lot is not being treated as a full-fledged member of the application
 - a. Nick Caniglia explained that was not a lot

Recommendation: move to approve the plan 255 27 C1, 255 27 E2 and 255 27 F2A the Planning Commission agrees with, modified 255 27 H6 that the radius be 20ft on West and 25ft on East and any other waivers the applicant is going to abide by. Request stop sign on private street, and limit access accept emergency **Approved 5-2**

Names of Commission Approved: Mr. Matt Golas, Mr. Charlie Falcone Ms. Kathy Bogosian; Mr. John Lord;; Ms. Elizabeth Springer

Names of Commission Not Approved: Mr. Steve Varenhorst, Mr. David Natt

- Medical Parking:
 - i. There was a brief discussion about creating new parking requirements for medical office use and it was decided that before we spend time researching this topic, we should obtain permission from the Board of Commissioners. Kathy Bogosian will submit a memo to the Commissioners indicating our concerns and ask for their direction in researching this subject and then present our findings to the Board of Commissioners.
- **Old Business**
 - None at this time
- **New Business**
 - None at this time

The meeting ended at

Next regular scheduled Planning Commission July 2, 2018