

Radnor Township Engineering Department
301 Iven Ave., Wayne, Pa

Radnor Township Planning Commission
Minutes of the Meeting for August 7, 2017

Present: Ms. Regina Majercak, Mr. Skip Kunda, Mr. Steve Varenhorst, Mr. Matt Golas, Ms. Kathy Bogosian. Attendance included: Mr. Roger Phillips, P.E., Township Engineer; Ms. Amy Kaminski, P.E., Township Traffic Engineer, Mr. Peter Nelson, Esq., Township Solicitor, Stephen Norcini, P.E., Patricia Sherwin, Engineering Administrative Assistant.

Absent: John Lord, Ms. Susan Stern, Ms. Elizabeth Springer, Mr. Kevin Kochanski Community Development Director, Mr. Charlie Falcone

The meeting started at 7pm

1. Chairperson Ms. Kathy Bogosian called the meeting to order.
2. The Pledge of Allegiance was recited.
3. **Wheeler Field 2017-S-02 Minor Final Subdivision**
 - Kevin Momenec discussed the sub division of 2.2 acres of Property.
 - The Boy Scouts do not have any plans for construction on the property.
 - The property has been utilized by the Boy Scouts for 50years.
 - The Boy Scouts are not proposing any changes or new uses to the property
 - The Boy Scouts are looking to build an enclosure around a port a potty
 - The Commission is concerned with an increased use and parking on the site.
 - The Delaware County Planning Commission requested that any waivers, requested by The Friends of Radnor 284 will stay in effect with the property in perpetuity
 - Steve Norcini will recommend to the Board of Commissioners a right of first refusal to purchase the property if the Boy scouts sell
 - Peter Nelson, Township Solicitor has recommended that the Planning Commission recommend to the Board of Commissioners and Zoning Hearing Board that they request limitation upon the grant of variance, front yard setback solely to the porch and solely to the Boy scouts. Mr. Nelson will word the request appropriately

Public Comments:

- There were no comments from residents

The Radnor Township Planning Commission Recommend approval with the following conditions: Deed restrictions to prevent further sub divisions, deed restrictions to prevent further construction on the property, Right of First Refusal for the Township at the same price it was sold to the Boy Scouts. The Township recommend to the Zoning Hearing Board that if any waivers are granted such waivers are limited to the construction of the porch

The Radnor Township Planning Commission Approved: 5-0

Ms. Regina Majercak, Mr. Skip Kunda, Mr. Steve Varenhorst, Mr. Matt Golas, Ms. Kathy Bogosian

4. JCHAI Building 2017-D-03 Preliminary Land Development

- Judith Creed and Stacey Levinton discussed what the Judith Creed Homes for Adult Independence is
- Ms. Creed stated that after meeting with their consultants, it was suggested that the building should be demolished and rebuilt on the same footprint. The new building will be used the same as it is being utilized for today (offices and after school programs).
- JCHAI anticipates a maximum of 15 people at one time with only staff members driving on the site. Currently they have 9 parking spaces, and will be adding 6 additional parking spaces to the new plan.
- JCHAI addressed concerns with two of the recommendation letters
 - The Zoning item from Roger Phillips, P.E., regarding parking concerns was answered by JCHAI (382 current spaces utilized by the campus)
 - Roger Phillips asked for a tabulation of existing spaces and is satisfied with what was provided as long as the plan becomes part of the set.
 - landscaping and open space requirements, which is already being provided
 - Commission suggested to talk to Steve Norcini, P.E., Township Engineer on how to incorporate water quality improvements into their plan. The plan does show stormwater management system.
 - Steve Norcini, P.E., has asked for a sanitary sewer analysis of the existing use versus the proposed need
- The 1st floor will be utilized for social events and classes, 2nd floor will be used for offices

Public Comments:

- A resident addressed the Planning Commission regarding the concern of new or proposed signage

The Radnor Township Planning Commission Recommended: Approval to preliminary plan and waiver to provide a transportation impact study; approval condition upon all comments in Steve Norcini's July 31, 2017 letter including the Sewage and Park requirements noted in his memorandum to the Planning Commission

Approved 5-0

Ms. Regina Majercak, Mr. Skip Kunda, Mr. Steve Varenhorst, Mr. Matt Golas, Ms. Kathy Bogosian

5. Cabrini Master Plan Revision 2017-D-04 Preliminary Land Development

6. Cabrini Land Development 2017-D-05 Final Land Development Plan

- Representing Cabrini University were Howard Holden, Rob Lambert, P.E., Richard King, Frank Tavani, P.E, Rob Lewis, John Cacciola, Brian Eury, Dawn Baret
- Discussion on Phase 2 of the Development Plan
 - Cabrini is proposing a parking structure, new loop road, 2 turn-a-round vehicle areas, demolition of an existing residence hall, and an addition of a new Residence hall. They are seeking approval of the revised Preliminary and Final Plans
 - Richard King, noted that previous plans showed the connections to Eagle Road, which have now been removed.
- Rob Lambert, P.E., reviewed changes to the Final plan for Phase 2 and the amendment to the 2014 approved Preliminary plan
 - Mr. Lambert noted that the parking garage will add 61 parking spaces to campus but maintaining the existing non-conformity and the plans address ADA compliance, Stormwater Management System, new walkways and parking garage

- 300 invitations were sent out to the neighbors to attend a meeting, hosted by the University, to discuss concerns.
 - Only 2 neighbors attended.
- The Planning Commission concerns and requests:
 - Improve the safety along Eagle Road
 - Accessibility for Emergency access
 - Meeting with the Fire Marshall has been scheduled to review Emergency access plans
 - Concerns on height of parking structure and lighting effecting the neighbors
 - Is there a way for neighbors to address their concerns without attending a planned meeting?
 - Brian Eury addressed that anyone can go to cabrini.edu/masterplan to submit their concerns
 - Regina Majercak asked how we know if the suggested planted trees have been planted
 - Steve Norcini explained that we do have the township arborist inspect the property

Consultant and staff review letters

- Roger Philips, P.E. – Cabrini has requested to use an aerial photograph in lieu of a vicinity plan
 - *Roger is satisfied with Cabrini's response*
- Steve Norcini, P.E. – Cabrini will be submitting the sewage facilities planning but is asking for final approval contingent upon receiving it.
 - *Steve is satisfied with Cabrini's response*
- Amy Kaminski – Amy requested Cabrini include all pedestrian pathways, in particular pathway on Eagle Road.
 - Cabrini has agreed to comply
 - *Amy is satisfied with Cabrini's response*

Public Comment

- Franklin and Joyce Brown, 726 Woodcrest Road –are concerned about the building height of the garage, removal of trees and rooftop parking. How effective will the screening be?
 - Cabrini's response was, layers of trees will be planted and there will be 300 feet of woods from the garage to the property line
 - The parking structure is lower than the adjacent building
- Tom Rogers, 712 Woodcrest Circle asked how many trees will be removed. He is also concerned that the trees being added will not be as high and will not block the headlights from shining on to the neighbor's properties
 - Cabrini's said their considering removing 118 trees predominately deciduous.
 - Cabrini University is considering moving the direction of the parking spaces facing the neighbors and changing the height of the guard rail
- Kathy Rinehart, 180 Berwind Circle is concerned about headlights and maintaining landscaping.

The Radnor Township Planning Commission Recommended tabling and to be revisited at the September Meeting so that Cabrini University would have an opportunity to meet with the neighbors. 5-0

Ms. Regina Majercak, Mr. Skip Kunda, Mr. Steve Varenhorst, Mr. Matt Golas, Ms. Kathy Bogosian

7. Old Business

- None at this time

8. New Business

- None at this time

The meeting ended at 9:34pm

Next regular scheduled Planning Commission September 5, 2017