

***Radnor Township Planning Commission
Minutes of the Meeting of February 1, 2016
301 Iven Ave., Wayne, Pa***

Chairperson Steve Cooper called the meeting to order with the following Commission members present: Kathy Bogosian, Charles Falcone, Skip Kunda, Regina Majercak, Elizabeth Springer, Susan Stern, and Stephen Varenhorst. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Peter Nelson, Esq.; and Steve Norcini, PE, Director of Public Works. John Lord was absent.

Nomination of Chairperson and Vice-Chairperson

Susan Stern nominated Steve Cooper as Chair and Skip Kunda as Vice-Chair. Seconded by Charles Falcone, the motion carried.

Minutes of the December 7, 2015 meeting

Susan Stern stated that Villanova representation stated that they offered to provide the additional parking that was requested with regard to the slight increase in the number of seats. She wanted to make sure that this change was included on the plans that were viewed by the Board of Commissioners. This will be investigated. She then moved to approve the minutes. Seconded by Charles Falcone, the motion carried.

***2015-S-03 Preliminary/Final
DJB Properties
131-133 Garrett Avenue
Subdivide existing vacant lot into two and construct a twin home***

The plan was previously seen by the Planning Commission as well as the Garrett Hill Coalition with several open issues. The plans have now been revised to address many of the comments of the Coalition. It was also noted that the plan presented this evening was different from what was submitted to the Commission members. Staff has not had a chance to review the new plans as well. Susan Stern questioned the discussion of the plans at this time. She also raised the following questions/issues: will a driveway be constructed through steep slopes, was crushed stone driveway calculated into the impervious numbers, can rear steps go directly into a parking spot and do sidewalks have to be 36" or 48". Kathy Bogosian questioned adding an additional driveway. There was discussion regarding the impervious limits and deed restriction verbiage that will need to be put on the final recording plans. Due to the conflicts stated above, the application was tabled.

***2015-D-11 Preliminary
427 E. Lancaster Avenue, LLC
427 E. Lancaster Avenue
Demolish existing buildings and erect a multifamily residential building consisting of 22 units
with parking located underneath the building.***

Due to some open issues with the plans and neighbors, the applicant is not seeking recommendations this evening but wanted to give the Commission an opportunity to view the preliminary plans. They are looking for comments from the Board. Some of the changes to be made to the plans were described so the members have an idea of how the plan is moving forward. The applicant was advised to work with Staff as much as possible due to the number of outstanding items.

Neighbor property owner and representative, James Levin, submitted formal opposition due to some issues. It appears that the applicant is now working through those issues and he will continue to follow through with the applicant and future commission meetings.

The plans as submitted were described. There were some zoning issues regarding steep slopes on an under-sized lot and existing non-conforming lots.

Kathy Bogosian questioned only one driveway for EMS and delivery vehicles not to mention all the future residents. This is being looked into. Susan Stern inquired as to layout and proposed pricing of the units. High end luxury 2-3 bedrooms and \$ 800,000 to slightly over One million is what is proposed.

Application is tabled until revised plans are submitted.

*Radnor Township
Radnor Memorial Library Renovation Expansion
114 West Wayne Avenue
Site and building improvements include, interior renovation, building expansion, parking lot renovation and improved site circulation and access.*

The existing porch would be enclosed, a new porch created, interior expansions, better handicapped accessibility, building expansion areas over existing parking, and some parking will become angled parking. They are asking for several waivers and variances with regard to existing non-conformities, parking counts, stormwater issues to be added to township owned system on South Wayne Lot. The Stormwater Advisory Committee is working on a system, as well as Gannett Fleming Engineers. They are aware that they will need to visit the Zoning Hearing Board.

Susan Stern feels the handicapped parking should be closer to the front entrance. The applicant stated that an elevator will be installed close to the handicapped parking. She also inquired about the installation of a kiosk closer to the library parking lot to avoid parking tickets if overflow parking would end in the South Wayne Lot. Bicycle parking should be further away from the handicapped entrance to avoid possible issues.

Elizabeth Springer questioned the clearance under the over-hang with respect to height of EMS units including maneuverability, etc. It was stated that EMS vehicles will not be able to go under the over-hang.

Mr. Norcini reminded the Board that they will be attending the ZHB and they will revise the plans and then return to Planning. Mr. Falcone questioned why the previous plans were tabled and why this plan will be returning. The previous plans had neighbor issues and were inconsistent from what was submitted. There was discussion regarding how this project should move forward.

Some of the engineer's comments would go away if the driveway remained one-way. Amy Kaminski found an area that will incorporate additional parking space or two if angles are changed. Most of the engineer's comments will be complied with on the revised plans.

Mark Knight is glad to see that it will be more handicapped accessible especially with an elevator that can handle a power-chair. His van is 8' high and hopes the over-hang will be capable of handling the height of his vehicle. Steve Cooper also questioned the placement of a charging station in the parking lot.

Item was tabled due to issues that need to be addressed.

Public Comment

Steve Cooper asked for a liaison from the Planning Commission for the Shade Tree Commission. Skip Kunda volunteered for this position.

New Business

There being no further business, the meeting adjourned.

Respectfully submitted,