

***Radnor Township Planning Commission
Minutes of the Meeting of March 7, 2016
301 Iven Ave., Wayne, Pa***

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

Minutes of the December 7, 2015 meeting

Susan Stern moved to approve the minutes. Seconded by Regina Majercak, the motion carried.

2016-S-02 Final

*Consolidate existing lots into one at 812-814-816-820 & 822 Glenbrook Avenue.
No development is proposed as part of this consolidation application.*

Roger Phillips informed the board members that there is no development proposed as part of this application and is just a lot consolidation. Land Surveyor David Shula appeared on behalf of the applicant. The application will reconfigure parking and make some renovations.

Public Comment –

David Mungo wanted to know what the applicant was planning with the site.

Steve Cooper stated that the elimination of lot lines is only what is before the board at this time. If the applicant desires to make changes to the property they would be required to submit plans and comply with the current ordinances.

Kevin Kochanski reported that the applicant is moving forward with this so that all parking for the buildings is on one-lot which could have had zoning issues if the lots remained separate.

Susan Stern questioned the impervious on the site if it was allowed to remain. John Rice stated the impervious is permitted to remain and it is not a zoning issue.

Charles Falcone moved to recommend approval. Seconded by Susan Stern, the motion carried.

2016-S-01 Final
Shift lot lines slightly between lot # 2 and lots # 3, 4 and 5.
No development changes on this application from approved subdivision.

George Broseman, Charles Dobson, PE and Bo Erixson appeared before the board. The original subdivision was approved and recorded. Two lot lines need to be administratively adjusted due to the addition of front porches on the residences so the plans would comply with the required setbacks.

Charles Falcone moved to recommend approval granting the five waiver requests. Seconded by Skip Kunda, 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

David Zepp from Joseph Estock Engineering appeared on behalf of the applicant. They were asking for relief of new street lights but were informed that two new street lights are required for this project which will reduce the waiver request down to two. All parking has been moved to the rear per the previous comments from this Board. The applicant will comply with the staff's recommendations.

Public comment –

Sara Pilling mentioned that all the light standards are on west side of the street and Garrett Avenue does not have enough lighting on the street. The previous Police Superintendent had submitted a grant for the purpose of enhancing the lighting in the area. She questioned why all residences within 500' were not shown on the plan as required. The existing lights are imbedded in the sidewalks which reduces the width of the walkable area. Steve Norcini stated the applicant would be required to install the new lights outside of the sidewalk within the right-of-way.

Patty Barker Chair of the Garrett Hill Coalition advised the board that the applicant has met with the neighbors and they've been through numerous discussions with him. The Coalition supports this applicant's proposal that fits with the character of the neighborhood. The waivers are minor and supports the development.

Susan stern would like to see the residences within 500' as per the requirement. Instead of planting a tree on the site, the applicant could place funds into the Big Tree Fund.

Steve Cooper moved to recommend approval subject to granting waivers 1-4 and not # 5. The street lights should conform to staff's recommendations. Seconded by Charles Falcone, the motion carried.

*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.

Steve Cooper stated that there are a lot of significant issues with this application, however, there's a significant grant for this project thus the urgency of moving this project forward. Sherry Kimmel from Kimmel Bogrette mentioned that they have been working on the project for approximately five years. Andy Korzon, the landscape architect stated they will be maximizing the buffer against the residential district but they cannot match the required 10' buffer but will get as close to it as possible. Approximately 95% of the existing building will remain.

Bike racks have been moved to the front door area and landscaping will be increased. Additional inlets have been installed to assist with capturing run-off. Landscaping will be increased throughout the site.

Public comment -

Jane Galli from Rosemont wanted to know the life span of this proposed building since the building was rehabbed approximately 20+ years ago. Steve Cooper answered the building needs to be updated to accommodate today's requirements.

Skip Kunda asked about flipping the parking but was informed that the drive isle and sidewalk would be reduced.

The issue of a loading zone was of a concern to members and staff. The overhang will not accommodate busses or vans dropping off people. If the overhang is raised, then the ramp would need to be enlarged and shifted to another direction to comply with ADA requirements on elevation lengths.

The southern end entrance needs to be widened and the staff parking should be eliminated in order to create an area for bus and van drop-off.

Susan Stern moved to recommend approval granting the waivers. Regina Majercak doesn't feel the stormwater should be granted. She requested the installation of rain gardens. Anny Laepple, the library's director, mentioned the children utilize the outdoor area where Regina asked for the rain gardens. Mr. Korzon was asked to amend the soils and place a rain garden where possible and still leave some turf area for the children at the request of the Director.

Susan Stern moved to recommend approval granting waivers 1-6 and that the applicant get any zoning relief that may be required and the entrance on the lower level be enhanced and provide community van access satisfactory with the township staff. Seconded by Kathy Bogosian, the motion passed.

*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.

George Broseman, Scott Brehman, Sam Gerdino and Chris Yohn, PE appeared to represent the plan. The two zoning issues have been resolved with Kevin Kochanski. The existing two curb cuts will be reduced to one. Driveway has been widened to meet code. Many of the comments for changes from last month have been incorporated into the revised plans. The plan is still showing it as under the impervious limits for the zoning district. A non-conforming use will be eliminated. The applicant has worked with the neighbor, Mr. Levin, and the applicant feels that they have addressed his concerns. A traffic impact study will be performed although they don't feel one is required. They will work with PennDOT and Amy Kaminski on certain issues that have been addressed by her. R6 zoning is high density multi-family development.

Kevin Kochanski explained why steep slope issues don't apply to this plan due to the lot un-sub-dividable lot size to answer Susan Stern's question. She also requested a holding area for moving vans, etc. and Roger will look into any requirements for same.

Questions raised by the members included: suggesting a smaller construction alleviating some of the problems raised this evening, providing a walk-way around the building for the residents-but providing a standard buffer to the neighbors, and reduction in number of units by increasing their size, room for a trash truck and resident vehicles moving past each other in the driveway, entrance and exit onto Route 30 and PennDOT issues.

Susan Stern moved to recommend approval of the plan subject to the applicant complying with all staff comments and that the 40' additional right-of-way be provided by the applicant. Seconded by Skip Kunda, the motion carried.

Municipal Services / Use Ordinance

Kevin Kochanski described the ordinance which was adopted several years ago and the proposed changes amending the ordinance. It now includes principal and or accessory uses, parking lots, parking structures and libraries.

Charles Falcone moved to recommend the amended ordinance. Seconded by Skip Kunda, the motion carried.

PLO Ordinance

Steve Gabriel is looking for any feedback from the most recent revision. He is still looking for final written comments from the three property owners affecting this area on King of Prussia Road. He has been in communication with them during the entire process and is also looking for any last remarks from the board members to finalize the document before it is sent to the Board of Commissioners for their review. Lot coverage, impervious coverage and site coverage was discussed as well as definitions, including open space and traffic neutrality, proposed to be added. A 'site' being able to be multiple lots was discussed at length. Questions or comments from the board should be written and sent to Steve between now and the next meeting. All interested parties should also submit their comments and questions to Steve Gabriel at the earliest possible time.

Public Comment

New Business

There being no further business, the meeting adjourned.

Respectfully submitted,