

reduced setback. They have concerns on building size restrictions, and restriction on percentage of the uses. Mixed use and office are limited to a certain size. He feels that car sharing can't be controlled by a developer.

Dave Falcone, Esq. on behalf of the University of Pennsylvania requested that the board not make a decision at this meeting as his client would like to return at a later meeting once they have designed a sketch plan. They are eager to have the opportunity of inputting comments to be considered for this amendment change.

Mark Kaplan, on behalf of Brandywine wants to be able to look at the different effects the changes will have once Penn Medicine shows how they would like to proceed. He too feels that it's too early to make any decisions on changes to the ordinance until Penn decides what they want to do and requested that this process slow down to make a collective decision.

Kathy Bogosian would like to see definitions firmed up, façade breaks, and underground parking issues to name a few. Parking requirements for medical offices needs to be addressed. She and Susan Stern feel that the discussion should not slow down but move forward as efficiently and quickly as possible before more development is proposed in this area. Susan Stern would like to see off-site improvements which are not in the current PLO Ordinance. The proposals are well thought out. Sign usage for bill boards is not discussed in the new document. Scenarios for economic viability should be submitted for mid-rise apartment, senior housing and restaurant development. The topic of theater development was not received well by the board as this would create more traffic during peak hour times. Steve Gabriel stated that SEPTA requests a 50 foot buffer between their rail ways and development. Regina Majercak would like to see a shadow analysis or build out formula of coverage verses height. Doug McCone would rather see lower heights and less open space instead of the higher heights and more open space that's proposed. Underground parking was discussed comparing the existing and proposed amendment. Existing buildings versus proposed build outs were compared with respect to traffic. Skip Kunda is concerned with traffic problems all day long, not just AM and PM. Different types of sports facilities as well as restrictions on one-bedroom apartments were discussed.

Steve Cooper rehashed the items of concern to the board: increase density, tax base, lower traffic, six (6) stories is ok 6 stories provided there's appropriate buffering near residential areas, development closer to residential should have lower heights, reliefs to applicants for utilizing less than the minimum impervious, and he is satisfied with the ITE numbers. He would also like to see electric charging stations encouraged.

Steve Gabriel stated they will continue to work with staff and the PLO property owners to move forward with more definitive changes and or suggestions. This will be discussed at the August and September meetings. Steve Cooper wants to make some headway by September.

Villanova Center Sewage Facility Planning Module

Removed from agenda

Public Comment

Old Business

New Business

Regina Majercak asked about a public outreach contact where public could voice their opinions and concerns. Kevin Kochanski responded stating that all paperwork was on the website and residents can come to the building to talk with staff or their commissioners.

Susan Stern would like to see a zoning change to allow chickens in Radnor Township. She would also like to see a change to Section 280-63 C 5 for parking and asked that the changes be added to Steve Gabriel's comments.

There being no further business before the board, the meeting adjourned.

Respectfully submitted,