# Radnor Township Planning Commission Minutes of the Meeting of July 6, 2015 301 Iven Ave., Wayne, Pa

Chairperson Steve Cooper called the meeting to order with the following Commission members present: Kathy Bogosian, Skip Kunda, Regina Majercak, Doug McCone, and Susan Stern.

Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Peter Nelson, Esq.; Kevin Kochanski, Director of Community Development; Stephen Norcini, PE, Director of Public Works; and Planner Stephen Gabriel. Charles Falcone, John Lord and Elizabeth Springer were absent.

# Minutes of the June 1 and June 17, 2015 meetings

Susan Stern moved to approve the minutes of June 1, 2015. Skip Kunda moved to approve the minutes of June 17, 2015. Seconded by Kathy Bogosian for both minutes, the motion carried.

115 Strafford Avenue, LLC

2014-D-11

**Preliminary** 

120-124 Bloomingdale Avenue

Consolidate two (2) lots and convert existing nonconforming commercial building to a single family detached dwelling, construct two (2) new single family detached dwellings and three (3) new townhouse dwelling units.

George Broseman, Esq., appeared with Bo Erixxon and announced that they will be appearing before the Zoning Hearing Board at the July meeting. They are working on agreements with the neighbors. Hoping that the ZHB approves their plan, they plan on returning to the Planning Commission at the August meeting and at that time they will request that the plan be viewed as a Preliminary/Final since the plan has been seen by the board on several occasions.

## PLO Mixed Use Overlay Zoning Amendment Discussion and proposed ordinance

Steve Gabriel, on behalf of Rettew Assoc., who had been charged with creating the amendment by the Board of Commissioners, addressed the board. Mixed-use plans can reduce traffic impact. Increased building height is suggested in exchange for reduced lot coverage and increased green space, setbacks to residential areas are proposed to enlarge to 100' with ample buffers, and setbacks against commercial sites are shown to be reduced. Many of the suggestions were transferred from the MUST Ordinance. He listed the uses that are being proposed. By-right planning was not used as a comparison. He compared the site of full office to a sight of mixed-use with respect to traffic. Traffic neutrality will help control the development that would be proposed.

Susan Stern asked Amy Kaminski to compare the trip generation numbers from the display which Mr. Gabriel said is ITE (Institute of Transportation Engineers) to the Philadelphia Suburban traffic flow. Ms. Kaminski stated that she feels that ITE over compensates for traffic.

### Public comment

Lloyd Goodman of 175 King of Prussia Road stated that this amendment would make his property more useable. He and his architect remarked they liked a larger buildable area and

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,