

**Radnor Township Planning Commission**  
**Minutes of the Meeting of August 3, 2015**  
**301 Iven Ave., Wayne, Pa**

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

*Minutes of the July 6, 2015 meeting*

Doug McCone moved to approve the minutes. Seconded by Kathy Bogosian, 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, Chuck Dobson, PE, and Bo Erixson appeared. The plan is the same as exhibited last month and that was presented at the Zoning Hearing Board. The applicant stated that the ZHB has granted approval of their waiver requests; however, the written approval has not yet been received by the Township.

Public Comment –

Barron Gemmer stated the neighbors and the applicant have an agreement regarding the buffering and landscaping. Leslie Morgan commented that the neighbor's covenant agreement with the applicant on the property located at 115 Strafford Ave. had been compromised with regards to the protection of the Pine Trees which were slated to remain. The applicant did not comply with the agreement and removed said trees without neighbor notification. John Sheehan has issues with this plan as well as the previous plan at 115 Strafford Ave. He also feels that the agreement has been violated and advised the board members to be very careful with anything that this applicant says.

Regina Majercak asked about the driveway width. George Broseman responded they are applying for the waiver of the driveway width due to previous SALDO approved plans permitting a narrower driveway. She feels the plan should be compared to the Ordinance, not other projects. This development is being shoe-horned in and is pushing the impervious to the limit

Susan Stern questioned the tightness of the site and asked how close the applicant was to the total impervious allowed and if that's why the applicant is asking for a narrower driveway. The plan should be seen as Preliminary and then Final and not pushed right through due to the amount of times the plans have changed.

Kathy Bogosian wants to ensure that any agreement with the neighbors is followed up on and wanted to know how to get the Township involved in the status of the agreement. She has no problem with the plans, but if any agreement is made with the neighbors, she would like to see the agreement included in the conditions especially after hearing of the issues with the other property.

Charles Falcone wants all boards and departments to have all reports and discussions so everyone knows how the project is moving forward. He feels this project has gone on too long to bring up some of these issues now.

John Lord feels this project is too large for the site, even though there is an agreement with the neighbors for landscape buffering. He agrees the impervious is too high.

Doug McCone is concerned if the developer will follow through with his agreement with the neighbors based on the issue of the previous agreements with neighbors by this applicant.

Elizabeth Springer believes they have addressed the concerns, and each member of the board will interpret the ordinance sections differently and the ordinance has some grey areas.

Doug McCone moved to table the project until the issues brought up tonight regarding the neighbors' agreement for 115 Strafford Ave. is investigated. This was seconded by John Lord, and the motion was defeated 2-5.

John Lord moved to recommend denial of the plan until it is in compliance with the Code. Seconded by Susan Stern, the vote ended in a 4-4 tie. John Lord, Susan Stern, Regina Majercak and Doug McCone voted in favor of the motion. Steve Cooper, Kathy Bogosian, Elizabeth Springer and Charles Falcone opposed. The motion was defeated.

Kathy Bogosian moved to recommend Preliminary/Final approval with the following conditions; that the applicant complies with all engineers review letters and grant the waivers for the 22' wide driveway and the Preliminary Review. Charles Falcone seconded the motion. There was discussion. Susan Stern asked if the wording of the neighbor's agreement could be added. Stephen Kramer advised the board that neighbor agreements cannot be included. Baron Gemmer requested that the conditions, between the applicant and himself, become part of the official approval. Again, Stephen Kramer and Kevin Kochanski, responded by stating that these agreements cannot be included in the Township's approval process as they are not part of an ordinance requirement. George Broseman stated they will present the list to the BoC and ask that these conditions be added to the final resolution paper work. The decision will be up to the BoC. Roger Phillips responded that he has not seen any conditions and doesn't know if they comply with township issues or not. George Broseman stated that they will not comply with the recommendation on Steve Gabrielle's memo regarding the second internal sidewalk. Susan Stern and Doug McCone opposed. The motion carried 6-2.

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

Steve Gabriel presented a memo briefing on all of the items raised during last month's presentation. The trip generation table gave a synopsis on 'trips', however, the AM vs PM was not listed. The current ordinance and proposed ordinance were compared and discussed accordingly.

Kathy Bogosian wants to see the new parking requirements initiated as quickly as possible.

Lloyd Goodman's counsel addressed the board with comments on four items. The current proposed building envelopes and restrictions are not user friendly for possible incoming clients. Initiating a car-share program could be very difficult to enforce. They questioned why there is a large buffer between two properties of the same zoning and/or same use.

Matt Marshall of Walnut Ave. would like to see a residential buffer soften the area between the PLO and the neighboring residences. With the anticipation of high density development being submitted soon decisions should be made swiftly to avoid developments coming in under the wire do not let this site be a developer led zoning ordinance

Richard Booker of Belrose Lane gave a power point presentation. He said that the PLO district was originated for compatibility with the surrounding residential areas. Ultra high density shouldn't be considered in this area. The area should be a buffer to the nearby residential areas. He feels all office will massively increase the traffic. He asked the board to make no change to the PLO Ordinance. Increased density here will greatly impact the 2<sup>nd</sup> Ward.

Dave Falcone, representing the University of Pennsylvania, stated UPENN is planning on submitting a sketch plan for the next PC meeting. UPENN and the Township should work together so that the recent conflicts between BioMed and Radnor don't happen again. The two entities can work together and achieve the right outcome that will benefit everyone.

George Broseman on behalf of Brandywine Realty Trust agrees with Mr. Falcone and would value with seeing sketches going forward.

Elizabeth Springer's concerns are traffic density, compatibility with surrounding areas and zoning changes. She wants to see traffic neutrality and would like to see something that will work for everyone.

Kathy Bogosian thought the mixed-use zoning would reduce the traffic. Taller buildings may produce more green space.

Susan Stern feels that more intense trip generation uses should be eliminated from consideration and only lower trip generation uses should be included. Her main issue still rests on the parking structure vs allowable surface parking and she would really like to see the verbiage changed as quickly as possible so the zoning change could be used by current property owners in this zoning district. Some setbacks should be changed when relating to some of the uses.

Doug McCone is concerned with a 13 year old comprehensive plan and questioned if changes need to be made to the comprehensive plan to accommodate future development especially in this area. He would like to know what the Township envisions for the future if this should be considered in going forward.

Some of the items referenced for changes include: increase of riparian buffers by 50', partial relief from setbacks for PLO Zoning properties adjacent to PLO Zoning properties, eliminating uses that generate high trip generations, and keep light pollution low.

*Park and Recreation Fee Amendment Discussion and proposed Ordinance*

The proposed changes, according to Kevin Kochanski, are two-part. The first part deals with calculations and the second deals with consistency with the MPC which was revised in September 2014 as to what municipalities can do with Park and Rec Fees. Particularly what they can be used for and how the monies will be returned if all the fees are not utilized.

The fee originally was based off of the building foot print and not the total floor area. The existing wording raises some questions during the recent Villanova development which initiated these proposed changes.

Susan Stern moved to approve the amendment as presented. Seconded by John Lord, the motion carried.

*Public Comment*

*Old Business*

*New Business*

Charles Falcone moved to increase the riparian buffers to 50' across the board. Seconded by Susan Stern, the motion carried.

Steve Cooper raised the issue of fining the applicant of 115 Strafford Ave. for removing trees which were slated to remain. Steve Norcini responded that the applicant did appear before the Shade Tree Commission and the Commission chose not to fine the applicant as he was planting replacement trees.

Susan Stern moved to amend 280-63 C (5) (in the PLO) to say that a parking structure when constructed as an accessory structure for the purpose of eliminating required surface parking, shall be on a one-space for one-space basis. She believe this is the protection that was needed to lower the number of parking spaces when BioMed appeared before the board. Seconded by John Lord, and was followed by a discussion. Kevin Kochanski advised the board that this verbiage will not create the incentive for a developer to construct an underground structure. The motion was withdrawn. Susan Stern moved that the Planning Commission requests that Grim Biehn & Thatcher visit the issue of revising 280-63 C (5) to better protect the PLO District. John Lord reworded the motion that staff will continue to work with John Rice to develop new language to close the apparent loophole. The motion was seconded by Susan Stern and the motion carried.

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

Respectfully submitted,