

***Radnor Township Planning Commission
Minutes of the Meeting of October 5, 2015
301 Iven Ave., Wayne, Pa***

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

Minutes of the September 8, 2015 meeting

Charles Falcone moved to approve the minutes. Seconded by Susan Stern, the motion carried.

*Planning Module – 120-124 Bloomingdale Avenue
Planning Module – Villanova Center*

Internal staff has already reviewed the paperwork. The Planning Modules have been completed and submitted accurately according to Code. Susan Stern moved to approve the Bloomingdale Avenue and the Villanova Center Planning Modules. Seconded by Charles Falcone, the motion passed.

PLO Mixed Use Overlay Zoning Amendment Discussion and proposed Ordinance.

Steve Gabriel addressed the board. The changes suggested at last month's meeting were discussed as now included or deleted from the document before the board. Uses, dimensional requirements, heights, corporate identification signs, limiting multiple family development, age restricted development, setbacks, and floor area regulations. Several developments: restaurant, age-restricted development, etc. would not be required for car-pool sharing. He suggested that the design of the buildings be reviewed by the existing Design Review Board of the Township. He also asked representatives from Penn to attend this evening so they could possibly address any of the comments concerning their development.

He would like to discuss three questions that were raised for: parking regulations for three different uses, traffic neutrality, and a revised definition. Some other items are parking structures height and the architectural design standards and how to get them into the review process.

Susan Stern requested information on medical office as a single use and doesn't recall that from previous meetings. She also stated that there is no development and/or traffic from this site as it sits today, nor has it been recently. The traffic problems already exist without development. And, if the bridge is the factor, there is no way to correct that issue. She questioned if the Township had ever done a study on the existing traffic in the area. She requested that Medical Office be removed as that traffic is so intense. Skip Kunda asked if multi-family could be re-introduced at a lower density as 30% was too high and he'd like to see 15% or 20% if possible. Regina Majercak does not like the idea of residential in a commercial

zone as commercial sites help off-set the tax base for the Township and doesn't want to see an overlay district that is too restrictive where it wouldn't be taken advantage of. Elizabeth Springer questioned how to assign a percentage on portions of development. After some age-restricted development discussion, Skip Kunda removed his request but asked the members to think about it.

Parking issues of sports/exercise related development was a large concern of the members. Medical office parking is more intense than general office space and this generated a timely discussion. Trip generations were discussed using ITE trip tables which compares apples to apples. Something should be added into the overlay ordinance to encourage off-site improvements to help with traffic in the area; but an incentive would have to be offered to the developer. Traffic neutrality is a huge concern for the members. Parking areas and parking structures was discussed. Parking structures can be permitted up to 55', but not exceed the height of neighboring buildings to assist in reducing impervious cover.

Amy Kaminski could not locate any parking reports on surgical centers where people would tend to stay longer than a general doctor visit. To her knowledge, there has not been a traffic study of the existing destination traffic on King of Prussia Road area since the 1960's.

Public comment -

Penn Med's Architect Eric Swanson addressed the board. This building is very different from a medical building. It's very different from an office building. It's not a hospital, but they are talking about ambulatory care and that is changing every day. Medical offices create more traffic for the purpose of visiting one room/doctor. Surgical rooms, which are much larger than individual exam rooms, are for one patient at a time and then recovery hold patients for longer time periods than in and out appointments in medical offices. Their proposed parking will keep their patrons closer to the building which is why they are pursuing the parking garage. The garage will be higher due to the fact that they plan on having the levels of the garage consistent with the floor levels in the office building. A higher parking structure will reduce the sq. ft. of the impervious.

John Rice informed the board that when a plan is approved, in this case would be half a plan, conditions could be added setting height regulations, etc. for the undeveloped side. The SALDO can be changed to incorporate building design verbiage for Planning Commission review.

Lloyd Goodman, Radnor Racquet Club, is trying to make sure that his site can be developed in the future.

Kathy Bogosian would like to see the next draft, especially comments on traffic neutrality and to make it flow better.

Kevin Kochanski would like to see the design requirements under the Design Review Board purview. Kathy Bogosian would like to see some verbiage granting the Planning Commission a say in the building's façade, etc. on any large building development.

Public Comment

Old Business

New Business

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

Respectfully submitted,