

**Radnor Township Planning Commission**  
**Minutes of the Meeting of November 2, 2015**  
**301 Iven Ave., Wayne, Pa**

Chairperson Steve Cooper called the meeting to order with the following Commission members present: Charles Falcone, Skip Kunda, 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.; and Planner Stephen Gabriel. Kathy Bogosian was absent.

*Minutes of the October 5, 2015 meeting*

John Lord moved to approve the minutes. Seconded by Skip Kunda, the motion carried.

*PLO Mixed Use Overlay Zoning Amendment Discussion and proposed Ordinance.*

Steve Gabriel addressed the commission. The height of corporate/wall signs, definition of medical office vs office and age-restricted requirements have been added to this month's changes. Large sites can accommodate mixed-use development. Separating medical office from office can increase the percentage that could benefit the parking space numbers. He reminded the board that original mixed plans for this site included, office, hotel and residential. A traffic study will be conducted for the three existing buildings in the PLO district and forwarded to the members upon completion. The sign height definition is to be described in the ordinance. No illumination of corporate signs was a highly discussed issue. The definition of corporate signs also needs to be included.

The language for a garage within a building needs to be accurate to ensure the building in total is no higher than 85 feet. Existing residential setbacks and buffering should be as of the effective date of the ordinance and not affect age-restricted development in PLO site. Traffic neutrality must be achieved and the AM and PM peak hour traffic numbers are not to be combined. Medical office and office to be separated with regards to traffic numbers. The corporate sign must be for a tenant in the building.

There was in-depth discussion regarding signs, size, illumination/non-illumination and placement. Off-street parking for medical office was discussed with comparison to other municipalities and areas.

Susan Stern suggested adding electric parking space(s) with some sort of credit/benefit.

*Public Comment*

Dave Falcone on behalf of The University of Pennsylvania Health Care System stated that they feel that 4 parking spaces per 1,000 Sq. Ft. area should adequately benefit their

development. His client is opposed to the limit of 65% for medical/office use. This will not permit them to proceed further with their plans. Their main goal is traffic neutrality.

Susan Stern requested to see a traffic report at a higher percentage for medical/office use.

Dave Adams on behalf of Radnor Racquet Club, King of Prussia Road, agrees with the traffic neutrality report as included in the agenda. They have questions on the set-backs as proposed. He is also looking at clarity on heights of parking structures and buildings that house parking structures.

Frank Tavani, Traffic Engineers, detailed AM/PM peak and non-peak hour's traffic.

Susan Stern moved to forward the most updated version, including tonight's comments, of the PLO Amendment onto the Board of Commissioners for their comments. Seconded by John Lord, the motion passed.

There being no further business, the meeting adjourned.

Respectfully submitted,