

***Radnor Township Planning Commission  
Minutes of the Meeting of January 14, 2014  
301 Iven Ave., Wayne, Pa***

Chair Julia Hurlle called the meeting to order at 2 PM with the following Commission members present: Skip Kunda, John Lord, Regina Majercak, Susan Stern, and Elizabeth Springer. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Peter Nelson, Esq.; Steve Norcini, PE, Director of Public Works, and Kevin Kochanski, Zoning Officer. Doug McCone and Kathy Bogosian were absent. Steve Cooper arrived late.

*Appeal # 2911 – Radnor Chester Road Investment, LP and  
252 RCR Investments, LP 240-252 N. Radnor Chester Road*

Nick Caniglia, Esq., Alex Tweedy, and applicant Sheldon Gross appeared. The applicant is seeking to merge two sites with split zoning, demolish an existing house that has been converted into office space and construct a new commercial building with a parking structure. The impervious on site will be reduced and they are requesting Special Exception for several issues. The applicant will be responsible for assisting to pay for the traffic signalization at this intersection.

Susan Stern abstained because of her relationship to the School Board.

Concerns of the board listed: traffic, the R-1 boundary, setbacks from residential, and stormwater management. Assurances that the applicant won't add to existing office building and existing non-conformities should be addressed in stormwater. Applicant should work with all neighbors to satisfy buffer requirements, no height waiver on new building until neighbors are satisfied, and maybe make parking structure smaller. These items should be considered.

Peter stated that the ZHB will only be looking at the plan that is proposed. PC is fine with it if their concerns are addressed. Traffic stormwater, intersection improvements, neighbors, reduction of parking, the existing building won't be increased and the new green space will not be further developed. It was not recommended for the waiver on the height issue unless the neighbors are in agreement with the plan.

Skip Kunda move to recommend approval as long as the list of concerns is addressed. The PC is generally in support of the application. The motion was seconded and carried.

*Ordinance # 2013-20 – Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by establishing regulations for a new Mixed-Use Special Transportation Development Use within the PLO – Planned Laboratory – Office District*

Areas of discussion reflected upon the following: parking spaces, surgical centers, rights-of-way, car-share vehicles, signs facing inward and not facing blue route, intersection levels of service, shuttle & pedestrian to be combined, maximum building height, maximum gross floor area bonuses,

Public comment – open

Nick Caniglia – An incentive to use the MUST will actually reduce the amount of development. If there isn't an incentive, more development can take place on the site.

John Wishner, McMahon Assoc.,

Michael Devine from Bio-Med stated that 75% of the traffic leaving will go toward Lancaster Ave., not the other way.

Austin Hepburn from Upper Gulph Road feels that this development will change the community forever. Much of the community doesn't know about this project. This will impact the school system. Residential has consequences. Hotels should be considered. This should be reconsidered.

George Broseman, Esq. representing Brandywine displayed an approved zoning plan that was mixed-use. Parking spaces were regulated differently. Feels this needs more work and needs to be re-reviewed.

Richard Booker, Commissioner, speaking as member of public, feels this development will increase traffic. The ROW areas should not be included in the floor space area.

Michael Selverian stated that if traffic isn't going to be worse, then why are they proposing to build 2,000 parking spaces?

Public comment – closed

John Lord moved to recommend approval of ordinance with the reflected changes as stated.

Skip Kunda moved to remove the right-of-way from the calculations. Seconded by John Lord, the motion carried 4-2. Julia Hurle and Steve Cooper opposed. John Lord misunderstood and corrected his vote as he felt the right-of-ways should be included. The vote resulted in 3-3. The PC was deadlocked on the vote of whether or not to include the R-O-W calculations in the lot size.

John Lord moved to approve the MUST as written with the following changes:

- Remove patient surgical center
- Restrict parking to 95% but residential parking is not subject to the reductions
- Recommend that the current existing sign ordinance be followed
- The sign should not be visible from Route 476
- Signs should face inward

- The sign section should be deleted
- Category 2 - items 4 and 1 should be combined under density bonuses
- Maximum building height should be 105 feet
- Issues with regulations on dimensions
- Measure height at regular grade, not finished grade
- Cars in car share
- Residential 105% nonresidential 95%.

There was a motion on hold, to discuss density bonus.

Steve Cooper moved to leave the MUST density bonuses as is. John Lord seconded. The motion passed 4-2. Skip Kunda and Susan Stern opposed.

John Lord's motion was seconded by Steve Cooper. The motion carried 4-2. Skip Kunda and Susan Stern opposed.

Respectfully submitted,

*Suzan Jones*