

***Radnor Township Planning Commission  
Minutes of the Meeting of March 3, 2014  
301 Iven Ave., Wayne, Pa***

Chair Julia Hurlle called the meeting to order at 7 PM with the following Commission members present: Skip Kunda, Kathy Bogosian, Steve Cooper, John Lord, Regina Majercak, Doug McCone Elizabeth Springer, and Susan Stern. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; John Rice, Esq.; and Kevin Kochanski, Zoning Officer.

*Minutes of the meetings of February 12, 2014*

Susan Stern moved to approve the minutes. Seconded by Skip Kunda, the motion passed.

*2013-D-07 115 Strafford, LLC – Final Land Development Plan  
115 Strafford Ave.  
Construct 11 townhouse units*

The applicant is in agreement with all comments listed in Roger Phillips' memo.

Public Comment

Cheryl Bellaire of West Avenue is concerned with an influx of cut-through traffic on her street after this development and is asking for traffic calming in her area due to current accidents and issues.

Traffic Officer Ray Matus responded stating that a traffic study for calming was previously undertaken in this area and at that time didn't meet the criteria. After construction, another study can be taken if the residents request one to see if the numbers then warrant calming measures.

Leslie Morgan of Farm Road thanked the Planning Commission for working with the neighbors and the applicant for giving the time needed to address the neighbor's concerns.

Roger Phillips stated that the only issues on the plans are housekeeping issues.

Kathy Bogosian moved to recommend approval subject to satisfying the engineer's comments. Seconded by Skip Kunda, the motion passed.

*2013-D-07 115 Strafford, LLC –  
Planning Module for Land Development - 115 Strafford Ave.*

Skip Kunda moved to approve the engineer's request to sign the Planning Module. Seconded by Susan Stern, the motion passed.

*Ordinance No. 2013-21  
Radnor Township an Ordinance of Radnor Township, Delaware County,  
Pennsylvania, Amending Chapter 280, Zoning, Article XVIPI Planned Institutional District,  
by adding a new section 280-68.1, Comprehensive Integrated College Development,  
as a new use within the PI Zoning District.*

Kevin Kochanski walked the members through the changes made to date. Susan Stern stated that several changes proposed by this commission have not been incorporated in the document to date.

A marked-up red-line version of the proposed changes was shown via power point presentation as Kevin Kochanski explained each revision. There were several different versions being viewed and compared during the meeting. Many comments and suggestions were from private residential groups. Representatives from the residential groups each stood and detailed their versions of changes they would like to see adopted.

Public Comment – opened

Jamie Kline appeared on behalf of Friends to Preserve Radnor. Their version of suggested changes had previously been submitted to the board members. Their main concerns rested on setbacks, buffering, lighting, noise and trash collection times.

Mya Van Rossum appeared with Michelle Adams, a stormwater expert. Their concerns are that many issues get dealt with at this time so that future institutions wanting to move under this ordinance are also included. Volume management is needed to be addressed in this ordinance.

Patty Barker, Chair of Garrett Hill Coalition requested that the Planning Commission adopt the changes as proposed by the Friends to Preserve Radnor as she feels that their changes incorporate all necessary requirements.

Leslie Morgan, from the first Ward, spoke with regards to Cabrini and Eastern as they are involved in this ordinance, even though her Ward has not been mentioned during the process. There are two institutions in her area and these also need to be addressed as well. This ordinance is not just about Villanova.

John Heckscher from Aldwyn Ln. is concerned with buffering between two sites owned by the same institution.

Philip Ahr, from Meredith Ave. is concerned with setbacks an item also detailed in a document from the DCPD. The ordinance as written is one-sided and needs to be balanced with its residents.

Bob Esgro from Aldwyn Ln. repeated that F2PR is looking for protection of its neighbors. He is looking for Villanova to commit to take care of problems on their site and not push things off to Radnor Twp. Take time and consider each item before approving the ordinance.

Roberta Winters, of Williams Rd., thanked the PC members for their efforts. She questioned where or not is now the time for a new land use plan. Height restrictions, loop-holes, outside planner's review, privileged sites were some of her concerns.

Nick Caniglia, Esq., spoke on behalf of Villanova University responded to several of the comments raised during Public Comment. Setbacks, existing and proposed, were a major issue.

Henry Leonardi of Aldwyn Ln. presented a copy of a document on Villanova's website explaining setbacks and their plan.

Public Comment - closed

The following items were discussed by staff. It was suggested to use the wording previously recommended regarding increasing the setbacks, buffers to be by railroad tracks and the triangle, setbacks from intersections should be increased as previously proposed, elevators and stair towers setbacks should remain, off-street parking requirements, housing of electrical/mechanical equipment, stormwater requirements, increased screening, plantings strips, uses, parking structures to be calculated as buildings, off-street loading issues, refuse pickup timing, building length offsets, development impact studies should include future developments and site lighting.

Susan Stern moved to recommend adopting the verbiage that was submitted by The Friends to Preserve Radnor. Seconded by John Lord, there was discussion. She then withdrew the motion.

Public Comment – opened

Jaimie Kline stated that she would like to see the buffer planting strips portion accepted

Patty Barker stated the more you put in to benefit the residents is a good thing. The conditional use process has no teeth. Put in as much protection as can be because when this gets to the Board of Commissioners, items will be removed.

Public Comment – closed

Skip Kunda moved to increase the setbacks as recommended on December 2<sup>nd</sup> and to comply with DCPD's recommendation. Seconded, the motion passed. 8-1 Steve Cooper opposed.

Skip Kunda moved to recommend that the BoC adopt bullet point 2 of Peter Nelson's memo that stipulates greater setbacks for major intersections; moved to recommend that the special exceptions for elevators and staircases be removed in parking structures and they wish to maintain the setbacks between the CICD and other lands owned by the applicant regardless of zoning districts; and stormwater management be based on meadow conditions.

Skip Kunda moved substituting in items B1 B2 B3 B4 and B5 from the F2PR's buffer planting recommendations. It was seconded. The vote passed 8-1. Steve Cooper opposed.

Skip Kunda moved to recommend a riparian buffer of 100 feet, take out 1<sup>st</sup> sentence regarding off street loading, adopt standard of naturalized state of open space. It was moved and seconded. Vote passed 8-1. Steve Cooper opposed.

Skip Kunda moved and it was seconded to adopt F2PR's lighting standards. The vote passed 6-2. Steve Cooper opposed. Regina Majercak abstained.

Kathy Bogosian moved to limit trash collection in the CICD between 7 PM -7 AM. The motion passed.

Skip Kunda recommended the BoC review or obtains expert counsel for the stormwater provision Township wide. After discussion, this recommendation was withdrawn.

Regina Majercak stated that the stormwater address redevelopment with regards to volume control and research what is happening in neighboring communities.

The proposed ordinance document was neither recommended for approval nor denied. The votes indicated were for suggested changes to the ordinance

Respectfully submitted,

*Suzan Jones*

*Next Regular Planning Commission Meeting*

*Tuesday, April 8, 2014 7 PM*

***There is no Planning Commission meeting on Thursday, March 6, 2014.***

Public Participation

*Next Regular Planning Commission Meeting*

*Tuesday, April 8, 2014 7 PM*

***There is no Planning Commission meeting on Thursday, March 6, 2014.***