

*Radnor Township Planning Commission
Minutes of the Meeting of June 2, 2014
301 Iven Ave., Wayne, Pa*

Chair Julia Hurlle called the meeting to order at 7 PM with the following Commission members present: Kathy Bogosian, Steve Cooper, Skip Kunda, John Lord, Regina Majercak, Doug McCone, and Elizabeth Springer. Attendance included: Matthew Scholz, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; John Rice, Esq., and Stephen Norcini, PE, Director of Public Works. Susan Stern was absent.

Minutes of the Meetings of May 5, 2014

Skip Kunda moved to approve the minutes. Seconded by Doug McCone, the motion passed.

Julia Hurlle announced that going forward plans for review will be forwarded to members approximately one week ahead of time.

*613 W. Lancaster Avenue Final 2013-D-13
Remove existing bar/restaurant and construct new restaurant with parking*

The approved Preliminary Plans were presented to recap the site's layout. The Final revised plans displayed incorporated the previously stated comments and concerns.

Public Comment –

Chris O'Dorisio – neighboring owner of 617 W. Lancaster questioned as to how soon the work would start. She is concerned with the old building coming down.

Kathy Bogosian questioned retaining the integrity of the party wall during construction and sealing the top where the two walls meet. It was requested that inspections during construction verify this issue to ensure there is no water drainage between the walls from rain which could cause serious issues.

Kathy Bogosian moved to approve with the comments from the Engineer incorporated into the plan. Seconded by Steve Cooper, the motion passed. Julia Hurlle requested that the applicant communicate with neighboring property owners for the upcoming construction.

*695 Clyde Road Preliminary 2014-D-05
Ithan Elementary School
Expand existing building by adding two classrooms and associated walkways*

Kevin Momenee, PE appeared along with Leo Bernabie to describe the plan. John Rice stated that the applicant could apply for a waiver and regard the plan as a Preliminary/Final.

Since the construction is minor, Skip Kunda moved to approve granting a waiver for a Preliminary/Final submission and continue through land development. Seconded by John Lord, the motion passed.

651 W. Wayne Avenue Preliminary 2014-D-06
Wayne Elementary School
Construct an addition for new classrooms and other facilities including
new walkways and associated improvements

Kevin Momenee, PE appeared and described the existing site and the proposed buildings.

Kathy Bogosian questioned full day kindergarten and the concern if there would be enough classrooms.

Public Comment –

Soheila Mahboubi - 599 Valley Forge Rd. – requested to see the location of the new classrooms.

Skip Kunda moved to approve granting a waiver for a Preliminary/Final submission. Seconded by John Lord, the motion passed.

Ordinance No. 2014-03 An ordinance of Radnor Township, Delaware County, Pennsylvania, amending Chapter 245, Stormwater Management, of the Radnor Code, by amending certain provisions regarding purpose, and existing conditions concerning calculation methodology. Steve Norcini gave a brief overview of the ordinance which has included all comments and concerns from all the boards during the previous review. This new ordinance will be forwarded onto the Delaware County Planning Commission for their re-review. Matthew Scholz highlighted the changes to the ordinance since the last time it was seen. The issue of meadow with respect of stormwater management was discussed in depth.

Steve Norcini reminded the Board that this is a short-term measure as Gannett Fleming is working on a total Stormwater Ordinance re-write which will be seen by this Board, the Stormwater Committee, and Commissioners, etc. There has to be a starting point and once that document is created, then the edits and changes can begin.

Regina Majercak is concerned with the need for extra-large systems on smaller lots if needed especially in districts B1 and B2.

Elizabeth Springer is concerned with the excessive costs being placed on homeowners who are not being permitted to obtain a credit for impervious being removed during new construction.

She feels that rain gardens and rain barrels should be used for retention as well as dry-well and similar systems.

Public Comment –

Alex Tweedy, Nave Newell - wants to know exactly what is trying to be accomplished with this document. Feels that this document isn't written for what is being attempted to accomplish. Systems for the constant small storms should be managed instead of worrying about the large storms which happen less frequently.

Kathy Bogosian wants to know what this would do to the homeowner that wants to do a small home improvement. She feels she doesn't have enough information or knowledge on how to make a quantified decision on a stormwater ordinance.

Julia Hurle requested a workshop to discuss the basics of stormwater. Steve Norcini said they can do a stormwater 101. The stormwater advisory committee meeting has engineers as some of their members.

To begin the process of moving this forward, Steve Cooper moved to pass the ordinance, as it is and wait for the next step with the following concerns: an easier process for the small homeowner, take a hard look at the 1,500 sq. ft. and the impact on the majority of the smaller homeowners and is 1,500 the right number, the 25% of meadow in good condition will only be assumed where there is actually meadow on the property, doubling up on the homeowners in sections B1 and B2, and look at a waiver procedure to verify it is realistic for the homeowner that has a hardship. The motion passed.

Julia Hurle announced a Special PC meeting on Tuesday, June 17th for the purpose of viewing the Ardrossan Plans. A special meeting in July will be scheduled for the purpose of discussing the CICD. Once a date is determined the proper legal notices will be prepared.

ZHB Discussion: APPEAL #2916

The applicant, Radnor Chester Road Investment, L. P. & 252 RCR Investments, L.P., property located at 240-252 Radnor Chester Road and split zoned PB and R1 seeks variances from the following sections of the Zoning Code (1) 280-60(B) relating to Building Area; (2) 280-60(C) relating to setback along a 50' by 50' parcel owned by the Township; and (3) 280-61(D) relating to buffer along the 50' by 50' Township owned parcel. Applicant seeks a special exception under 280-101(A)(1), a variance from the cited sections, or contends that it is permitted by right or as a decrease in existing non-conformity from the following sections of the Zoning Code: (1)280-60(C) regarding continuation of the existing Rear Yard setback on the rear property line in common with Radnor Financial Center for the parking structure and (2) 280-4 regarding continuation of the existing size of parking spaces in parking structure.

In addition, Applicant seeks any other zoning or alternative relief required pursuant to Plans presented with Application.

Nick Caniglia, Esq. described the plans as previously seen by this Board. There was discussion regarding the lateness of receipt of this plan/application as to whether or not to proceed. Notification was not given to this board with enough time to discuss. Property owner, Sheldon Gross, stated that he has had several meetings with the neighbors regarding the proposed development. He has plans to plant a huge buffer for the neighbors enhancing the neighbor's views and property values.

They will come back in after development to reconstruct the driveway to line up with Raider Rd. for the proposed traffic signal which is of concern for Amy Kaminski. She stated that two plans have been submitted to PennDOT for a traffic signal and an interim signal in case this plan didn't come forward as quickly as it did. Mr. Gross stated that he was unaware that TPD (Traffic Planning Design) had submitted his report. The TPD report needs to be forwarded to the Commission before the next meeting for review.

Mr. Gross stated that the neighbors will be holding a private meeting to discuss the plan submitted tonight and the same one being submitted to the ZHB.

The Board would like to hear from neighbors regarding their thoughts on this development and they would like to see the issue of the driveway location settled by the next time this plan is seen.

This appeal will return and will be seen on Tuesday June 17th at the Special PC Meeting.

Steve Norcini stated that an email address will be established where residents, and staff, etc. can email their concerns regarding the stormwater ordinance. The comments will be forwarded to the members and to Gannett Fleming. The Stormwater 101 meeting date will be set and forwarded to members.

Public Comment –

Jim Schneller – DCPD has concerns with lack of percolation in certain areas. He is concerned with the Riparian Buffers too. Larger buildings should be responsible for capturing greater run off. Stormwater ordinance shouldn't be written that one size fits all. Tiers should be established based on the size of the property and or construction.

Respectfully submitted,

Suzan Jones