

Minutes of the Meeting of January 3, 2013

The meeting of the Radnor Township Planning Commission was held at 7 PM in the Municipal Building, 301 Iven Ave., Wayne, Pa 19087.

Present

Julia Hurle, Chair

Skip Kunda, Vice-Chair

Kathy Bogosian

Doug McCone

Regina Majercak (arrived late)

Absent

Steve Cooper

Susan Stern

Also present: Kevin Kochanski, Zoning Officer, Peter Nelson, Esq., Solicitor, and Suzan Jones, Administrative Assistant.

Mrs. Hurle called the meeting to order.

In continuing the discussion of the PI Zoning District, Charlie Schmehl, URDC, again gave the presentation which centered on parking this evening.

Parking management plans, submitted by the institutions, may justify reservation parking if required and could be located on different areas throughout their campus. Shuttle busses could be used if needed to transport students from satellite parking areas to dorms, classes, etc.

Kathy Bogosian wants to make sure that any notes and locations regarding future parking, etc. must be on the recorded plan as well as shown on all future submittals to the Township for each site from that point forward. The total number of employees and all staff should be submitted to the Township at required intervals to ensure the proper amount of parking spaces exist on each site.

Skip Kunda wants to make sure that any notes regarding intersection improvements also be noted on recorded plans and future site plans until at which time, the improvement is completed.

Julia Hurle requested that off-street parking still be limited to PI zoning even though it may be on a different lot.

Parking on institution sites varies because it is governed by use rather than the number of students. I.e. A dining hall has different requirements than an auditorium or a dorm, etc. since parking is calculated on the use. Making up parking deficits needs to be explored.

Julia Hurlle wants to make sure that the correct method to calculate required parking is researched and ultimately used.

This will require the institutions to notify the township of total number of employees including all staff and students. The square footage of all buildings will also be required.

Whatever system is used to determine the proper number of parking spaces, the ultimate outcome should be an increase in parking spaces on campus to remove vehicles from neighboring streets.

Charlie Schmehl continued suggesting that by starting high on the number of parking spaces then incorporating the reservation parking hoping to catch what is needed. Otherwise, other sites would need to be researched by the institutions at that point in time. The proposal of reducing parking spaces by two for the installation of an electric charging station was questioned by Skip Kunda. This is only a benefit to the institution. In not having extra parking spaces, this would force gas vehicles off site and add to the existing problems. A by-right reduction in parking should not be permitted. If the institution already is in a deficit situation, they cannot reserve parking as they will need it to bring their numbers to proper settings.

Public comment

Sara Pilling – 29 Garrett Ave – In 1983 residents were forced to go to permit parking because of students overtaking their street as freshmen could not park on campus, so the residential neighbors were overrun. Employees at Villanova have to pay for the privilege to park on campus.

Lynn Ellis – 908 Lewis La when 230 Lowrys La – Villanova students tried to rent spaces on residential streets from the residents. Two unrelated persons in rental units is not being enforced by the Township which increases parking issues on residential streets. She would like to see more scenic roads in the areas of the institutions.

Jim Schneller – St. Davids – Requests that this board fixes existing problems and helps to stop new ones before they develop. Universities should give incentives to their employees to use public transportation and remove vehicles from campus. He requested that a no-growth policy be put into place with the institutions. Setbacks to the trolley tracks should be reduced to zero. Construction in these areas is better than near the residential districts. The Board of Commissioners already has heavy agendas and this could possibly limit the depth required to view these plans and applications. He requests that the plans be seen by the zoning hearing board. He feels that institutions receive carte blanche.

Toni Bailey – 132 Barcladen Rd. - Asked the members to ask themselves what would be the unintended long-term consequences of this plan.

Nick Caniglia – There is a LST tax in the township and the institutions submit these to the finance dept. which would give the exact amount of employees for each institution with regard to parking.

Philip Ahr – Height regulations and setbacks afraid that the way the ordinance is written it would permit an institution to make an existing building taller. He would like these area revisited.

Bob Esgro – 46 Aldwyn La – Villanova does permit freshmen to live on campus. Ithaca and grassy areas in the area of the south dorms are utilized by visitors to Villanova. Once or twice a month, overflow parking on neighborhood streets occur in the area of Villanova.

There was discussion regarding the process an institution would have to go through to request a lower amount of required parking spaces which ultimately would require that they must appear before the zoning hearing board for relief.

Kathy Bogosian and Julia Hurle would like plans requesting lower parking space numbers be seen by the Planning Commission for review and comment before it goes to the zoning hearing board.

Peter Nelson informed the Planning Commission that as the draft ordinance is currently written, the decision to reserve parking is purely discretionary on the part of the BOC. If a conditional use or special exception process is used, then the BOC/ZHB loses its discretion to grant or deny a request to reserve parking and the granting of such requests would, instead, be directly tied to the standards listed in the ordinance. Under any scenario, the plan would have to show the proposed future parking. Mr. Nelson stated that the Township could also consider requiring institutions to post escrow funds to cover the future construction of said reserved parking, if it is ever needed.

Kathy Bogosian felt that an un-ending escrow being held by the Township could be very costly to the institution. Numbers need to be tweaked for the special uses. Institutions need to have more parking on site than what they presently have because they already, in most instances, are in a deficit situation.

Regina Majercak feels that parking for special events has to be dealt with separately. Counting staff and students should be a good area to start to determine what is needed and required.

Skip Kunda feels that parking deficit repairs should be considered on moderate levels. This should be considered when institutions come in to apply for new projects. Villanova's

representative at the last meeting said he had 28 comments against the proposed ordinance and he would like to hear them. Nick Caniglia will bring them to the next Planning Commission meeting.

The next meeting will be Thursday, February 7, 2013. The meeting will begin at 7 PM.

There being no further business, the meeting adjourned.

Respectfully submitted,

Suzan Jones

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