

***Radnor Township Planning Commission  
301 Iven Avenue, Wayne, Pa 19087  
Minutes of the Meeting of May 6, 2013***

Julia Hurlle, Chair, called the meeting to order at 7 PM. In attendance were: Skip Kunda, Vice-Chair; Kathy Bogosian; John Lord; Regina Majercak; Doug McCone; Elizabeth Springer; Susan Stern and Steve Cooper. Also present: Roger Phillips, P.E., Township Engineer; Amy Kaminski, P.E., Traffic Engineer; Peter Nelson, Esq., Solicitor; Stephen Norcini, P.E., Director of Public Works; and Maryann Cassidy, Administrative Assistant.

The Minutes from the April 1<sup>st</sup> meeting were approved with the following corrections: the minutes were from the previous month's meeting not the April 1<sup>st</sup> meeting; Susan Stern was not at the meeting; on the last page the PC "considered" the setbacks and not approved. The minutes were approved and seconded; motion was passed to accept the minutes as corrected. Susan Stern abstained.

*Presentation of BioMed – 145 King of Prussia Road*

Nicholas Caniglia spoke to the Board to advise them they went to the BOC and gave them an overview of perhaps a residential component to this. They were prepared to present this evening, however, they are currently in discussion with neighbors about other mixed used to reduce the traffic in the area.

*Petition from Villanova University to  
Amend the Zoning Ordinance to provide for a  
new Comprehensive Integrated Collage Development  
within the Planned Institutional Zoning District*

Modifications to Zoning Amendment in response to the April Planning Commission comments:  
Retail: limited to the ground floor only and would not exceed more than 7% of the gross floor area. Setbacks: residence halls increase from 30' to 45'; Performing Art Center increase from 10' to 45'. Parking structure increase from 5' to 20'. Impervious coverage at least 10% less than current condition. Still working on land development in regards to emergency access. Permitted building and parking structure area reduced from 50% to 12% over current code. Buffer 20' planting strip behind residence halls. Preserved land if building and permanent structure coverage exceeds 30%, easement = % exceeded. Building length reduce limit from 350' to 220', unless 30' offset.

*Public Comments to Villanova Petition*

Dave Onarondo representing Friends to Preserve Radnor has a number of questions and/or comments and presents a more detailed comment in writing to the Planning Commission at a future date. Villanova is making a comparison as to what's existing and what they are proposing is a very dense and complex development on a 13 acre site. Would like to ask Planning Commission to consider what exists and what's proposed and how it will affect the neighboring properties. Concerned that what you see is not what you're going to get. Would like the applicant to present to the township what it is exactly that they want. He is concerned with parking the number of beds and the square footage and size of the buildings. If the Township allows this at the very least they should have strict conditional use regulations.

Jeff Dorfman resides on Brooklea Road provided his comments and concerns regarding the issue about the increased traffic, noise and lighting in the area. He is also concerned that people will be cutting through the neighborhoods to avoid using Lancaster Avenue.

Donald Lavan has lived here for 45 years. Villanova University is not concerned with the needs of the community. They do not vote and they pay minimal taxes. The University needs to pay their fair share. Look at the deal to find the pros and cons and make sure is not emotionally driven and economically driven.

Louis Gryga, resides on North Spring Mill Road. Mr. Gryga lives in the heart of the busy area which becomes busier as Villanova University continues to build and feels the area cannot handle the additional traffic. Doesn't feel the project should continue.

Elaine Sharer resides in the 200 block of South Ithan Avenue for over 55 years. Has seen Villanova grow from a small University to what it is today. Feels the development will be better than the parking lots. She is concerned about the traffic during the construction and the storm water management for the area.

William Martin resides at 15 Rodney Road. Mr. Martin is concerned with the required building area and the building height requirements. The option to preserve land should be a requirement to preserve land and the parking requirements in the parking garage regarding the size of the parking spaces and the isles.

Jim Schneller who resides in St. Davids is irritated about the negotiation that seems to be taking place and would like the Board to table this issue.

Pattie Barker of Lewis Lane respectfully requests that the Planning Commission table this petition. Would like the Planning Commission address to complete the job before passing this issue onto the Board of Commissioners.

Will Wermuth of County Line Road on the Lower Merion's side of County Line Road. Lives in the house he grew up in and respectfully requests that the traffic safety issues on County Line Road. The volume of traffic and the speeding that is occurring is a big concern. It's a safety issue for the all of residents along the street.

Jim Yannopoulos of Braxton Road is the President of the Home Owners Association for that area which has 56 members. Thirty-three (33) homeowners have contacted him and they are against what Villanova is petitioning to do. Would ask that Villanova come back with a realistic plan that would work in the township.

Roberta Winters of Williams Road would Villanova to conform to the comprehensive plan for the township. Preserve, protect and maintain the appeal of the township.

After the completion of public comment the Planning Commission members discussed all of their concerns (traffic, building size and heights, setbacks, etc.) regarding the proposed amendment to the Zoning Ordinance and the new Comprehensive Integrated Collage Development within the Planned Institutional Zoning District.

After the Board discussion, Kathy Bogosian recommended the motion to deny this ordinance and the motion was seconded by John Lord. Regina Majercak was opposed.

Skip Kunda moved to reject this amendment and would prefer if Villanova University would go through the regular land development process in regards to setbacks, elevations, density. Kathy Bogosian accepted the verbiage.

The Planning Commission recommends that this ordinance not be adopted and reference the memorandum received from Gannett Fleming dated April 30, 2013 and the Solicitors revision and comments dated April 16, 2013.

The motion is amended to not adopt the ordinance and deny the application for this CICD ordinance. There is concern that we don't know the impact of this on the rest of the township at this point. Want to approach this project through conventional land development channel. Attach as guidance for the Commissioners the Gannett Fleming memorandum dated April 30, 2013 and the Delaware County Planning Department correspondence dated March 21, 2013 and the Solicitor's comments of April 26, 2013. Regina Majercak opposed the vote which passed to 8-1 to recommend to not adopt the ordinance. Peter Nelson informed the Commission of the

process once the applicant decides to come in as a formal Land Development Application. The ordinance can be written to limit only to Villanova. The changes can be made to what is currently written.

*2013-D-1 115 Strafford Avenue, 115 Strafford Avenue LLC  
Submitted 3/27/13 Sketch Plan*

George Broseman appeared on behalf of the applicant. The application will be seen by the Zoning Hearing Board. A brief history of the site was detailed from the original owner up to date. A Preliminary Plan will be submitted for review at the June Planning Commission meeting. There is no storm water management system on site as it stands. The property has split zoning of Commercial and Residential. The applicant wishes to use the existing building as offices. The construction of 8 townhouse units and a storm water system is the object of the applicant. If the ZHB approves the plan, they will ask for a conditional use plan. A large buffer would be created for the neighboring residential homes.

Leslie Morgan prefers single family dwelling homes. Against townhouse units. Does not want a roadway connected to the Farm Road area. A bi-right plan can be created with single family homes.

Eric Schreiber from 20 Farm Road is concerned with height of construction as their property sits below this site. They already experience severe water problems. A storm water management system will help his neighborhood. He is concerned with density and would rather see the existing building destroyed and construction of single family homes further away from his area.

John Sheehan of 409 Windsor enjoys living in a gem of a neighborhood that is quiet. Strafford office buildings were already in the works when he bought his property and feels more development will make the area noisy. Homes would be higher than the homes on Farm and Windsor. The existing building is not historic. Employees from neighboring businesses along Lancaster Avenue park along Farm Road and this disrupts their neighborhood.

The applicant feels the mixed-use plan is the best way to develop this site.

The Commission members voiced their opinions:

Steve Cooper would like to see a bi-right plan, keep existing building and use rear as single family homes not town homes. Screen the property and likes the feel of transition with neighboring commercial sites

Regina Majercak has the same opinion as neighbors, doesn't fit in with the neighborhood  
Doug McCone feels there would be less density with single family dwellings. Not a fan of condo units prefers single family dwellings

Susan Stern feels more ZHB relief is needed than indicated on the ZHB application – too dense for the area

Elizabeth Springer is concerned with the buffer, storm water issues, preserve the older building, development doesn't really match neighborhood, there's a better way to accomplish development on this site

Kathy Bogosian sees density modification tract like Inverary Development and feels there is too much development on the site

John Lord likes the residential aspect, and suggests preserving the existing building

Skip Kunda feels maybe 6 homes instead of 8, maybe something like Adelberger property, doesn't think emergency vehicles can access the site

Julia Hurlle wants staff review, economic studies of single family homes vs. town homes; plan doesn't have any open space. Is concerned that the applicant has already submitted a preliminary plan without hearing the comments of the Planning Commission and requests that the applicant pull the plan until changes can be made that have been addressed this evening.

*2013-S-13 (Preliminary-Final) of Crowe Investment Properties LP to subdivide existing parcel into 2 single family dwelling lots at 299 Hares Lane, Radnor, PA. – Submitted 4/4/13*

George Broseman, on behalf of the applicant presented a plan detailing the site. Tom Bentley is the equitable owner of the site. Radnor Elementary School is a neighboring property. The site is over 4 acres in size. The Harford Park is also in the immediate vicinity. Old Hares Lane is a private road, but it is believed that access is permitted. Each lot will be larger than 2 acres.

Peter Nelson suggested not getting into depth of discussion since review letters have not yet been received. Lot frontage is not an issue according to staff.

Steve Marshall – represents many neighboring properties that will be impacted by the development. This site has gone through many issues since construction of the school. Easements and agreements were made with the neighbors as well as agreements that restricted access. The neighbors want to know the status of Old Hares Lane (legal matter), storm water issues and if approved the impact to the neighbors should be minimized as much as possible. He displayed pictures of storm water issues on neighboring sites.

Tom Horgan – 243 Biddulph Rd. - access off Biddulph is all rock. He uses a well for water. He is concerned when digging begins to construct wells on the new site that it will affect his well. The plan shows an easement along his property. He is not aware of this. The plan will affect numerous amounts of trees and this application hasn't been seen by the Shade Tree Commission.

Adam Sobel – 245 Biddulph Rd. – stated he never received a notice. He already receives water runoff in 3 different areas from Old Hares Lane and is concerned of an increase. Sandbags are already on his site to help ward off the water which at times ends up in his pool. Feels there is too much impact on the existing trees.

David Hart – 204 Wyndom Ln. – is concerned with safety and liability. He has 3 children. He too gets mud from runoff in his pool. He would prefer access to these homes from a different route.

John Dustin - 288 Hares Ln. – is concerned if the easement to access his property is valid. Is concerned with public safety, public walking trail, existing trail is used by neighbors, Radnor Corp. Center employees, dog park patrons, sports teams and children. A legal determination will need to be made regarding the access and the easement. Feels there are too many questions surrounding the Old Hares Lane and need to be investigated.

David Palmer – 220 Hares Ln. – Hares Ln. is a one lane road. If 2 cars are on the road at the same time, one must pull off onto the grass. Maybe during construction they can come in through Harford Park.

George Broseman stated the electrical easement is already in place and development will not disturb it on the neighbor’s property. The Township settled the case regarding the recent law suit affecting this site. They are only proposing the construction of one dwelling unit.

Skip Kunda moved to table the application pending further reports from staff. Seconded by John Lord, the motion unanimously passed.

*Review of Ordinance #2013 –XX – Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by Prohibiting Outdoor Dining in the GH-CR District*

This amendment will eliminate Garrett Hill from the Outdoor Dining Ordinance.

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

*Review of Municipal Use Ordinance #2013-XX- Amending Chapter 280 of the Radnor Code, Zoning Ordinance, by establishing regulations for Municipal uses on lands owned, operated, leased and/or maintained by Radnor Township*

Susan Stern moved to table. Seconded by Skip Kunda, the motion unanimously passed.

Respectfully submitted,