

*Radnor Township Planning Commission
Minutes of the Meeting of September 3, 2013
301 Iven Ave., Wayne, Pa*

Chair Julia Hurle called the meeting to order at 7 PM with the following Commission members present: 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; Peter Nelson, Esq., Kevin Kochanski, Zoning Officer; Steve Norcini, PE, Director of Public Works and Suzan Jones, Administrative Assistant. Skip Kunda was absent.

Mrs. Hurle commented on a recent site visit to the Ardrossan Site on August 29, 2013. This was a special meeting for the members to physically view the site to get a grasp of the area other than viewing the plans on paper. It was not a public meeting. The members were invited by the applicant to see the site first hand. She apologized for any miscommunication and controversy as the reason the public was not permitted to attend.

Peter Nelson explained the conditional use process. A conditional use is something permitted under the zoning ordinance. When a conditional use is applied for, a hearing is held in front of the BoC to ensure that application meets all of the zoning requirements. Any negative impact of the specific proposed use has to be proven by objectors to the application that it would affect the township more negatively than such a use would normally impact the township.

The proposals before the PC at tonight's meeting are density modification developments. Neighbors would have to show that the impact is far greater than an average density modification development. All plans must show they meet all the requirements of the zoning ordinance. The PC is authorized, under zoning, to review the proposals before going to the BoC and any recommendations of the PC would be forwarded onto the BoC.

At this level, the plan cannot be denied because it doesn't comply with SALDO requirements. Those requirements would be considered when the project is submitted formally as a SALDO. Any plan receiving conditional use must be the same plan submitted for SALDO. If the plans change substantially due to the SALDO review, the applicant would have to resubmit a conditional use plan.

Minutes of the Meeting of August 5, 2013

Steve Cooper moved to approve the August 5, 2013 minutes. Seconded by John Lord, the motion unanimously passed.

*Conditional Use Approval for 115 Strafford, LLC
2013-CU-06*

Kevin Kochanski detailed the findings and approval of the zoning hearing board Appeal # 2892, July 18, 2013.

George Broseman appeared on behalf of the applicant, who was also in attendance. The plans, which they've been working on for ten months, are in compliance with the requests of the neighbors. The present undeveloped area on the site will remain as dedicated open space and contain buffering for the neighbors. Numerous new trees will be planted on the site. The detail and report of stormwater leaving the site in the future would be approximately ¼ of what is leaving the site today.

Roger Phillips stated that the plan demonstrates the plan meets the criteria for stormwater management for the site.

Amy Kaminski stated that internal and external sidewalks can be addressed at a later date. A traffic impact study has not been submitted. Mr. Broseman stated a traffic analysis had been submitted for zoning and they will be resubmitted for Staff's review. Maneuverability of trash trucks through the site is a concern of hers. Mr. Erixson explained a private trash hauler will be hired and the site has been evaluated for their trucks as well as emergency vehicles.

Susan Stern is concerned with the proposed removal of 19 trees, some of which are very large around the perimeter of the property. She still feels the site is too dense and is concerned with the existing impervious versus the proposed. She questioned the ability to attach a condition to the plan regarding grading.

Mr. Norcini stated that the plan in SALDO will have to appear before the Shade Tree Commission for their recommendations.

Elizabeth Springer wanted to know where the runoff would exit the site.

Public Comment

Leslie Morgan of 12 Farm Road has worked for seven months with the applicant. The builder is investing a lot of money on this site. To her knowledge, a lot of the existing trees are in poor condition. They want to move forward and want a great landscaping plan.

John Sheehan from 409 Windsor Avenue is concerned with the removal of 19 more trees. However, some of the trees do appear to be dangerous and he would hope that the applicant uses replacement trees as suggested by the Shade Tree Commission to enable large trees to grow in the future. He is looking for a report that shows the increase in stormwater runoff with the removal of the trees. He would like to see an engineered report showing this along with the report of the new stormwater system.

Julia Hurlle feels that the number of new trees to plant will make the site too congested proving it is too dense.

John Fuchs, owner of the Strafford Office Buildings, has similar old growth of trees on his side of the property. He is afraid that the trees on his side of the paper road of Windsor Avenue will be impacted by the construction of the proposed driveway. Planting of the proper trees and giving them room to grow can help produce large canopy trees in the future.

George Broseman responded to the concerns. The landscape issue is part of the SALDO application and shouldn't have impact on a conditional use application. They feel they've met all the requirements and formulas. The landscaping plan will be refined as the application moves forward.

Regina Majercak is concerned that the density modification in this plan is different from the standard density modification application. She is concerned with the impact on the neighbor's trees even if it is on a commercial site. She feels the site is very dense.

Doug McCone would like to see a few depression areas developed to help hold water.

Steve Cooper is concerned with a residential development in the middle of commercial area but doesn't feel it's inappropriate. He feels the stormwater management is an improvement to the site. Perhaps the applicant can work with the commercial neighbor and plant some larger trees to enhance the sites. He is okay with the plan.

Kathy Bogosian stated that both previous commercial applications had issues. The neighbors need to be supported with the plan that they prefer. She feels this is the best use and the best plan.

Kathy Bogosian recommends this be approved as conditional use. Seconded by Steve Cooper, the motion passed 6-2. Susan Stern and Regina Majercak opposed.

*Conditional Use Approval of a Density Modification Development for
311.54 acres of Ardrossan Farm
2013-CU-05*

Mr. Snyder explained that the main house is part of the conditional use application. The plan was detailed explaining density modification basis. 145-146 units would be permitted under density modification; however, they are only applying for up to 87 units as part of this application. Construction would be entered as phases. If the corner of Darby Paoli and Newtown Road don't sell for open space, they would then apply for more residences to be constructed. They goal is to create 31 acres of open space by gifting on these areas. The plan has the potential to sell 10-acre lots as an alternative plan which would produce nine less lots. The applicant would like to see the larger areas as investment areas for gifting.

There are two plans submitted. He is looking for approval of one or the other. Dave Fiorello, PE and the traffic engineer from Traffic Planning and Design are also in attendance to answer questions.

Peter Nelson stated that a plan needing minor tweaking would not have to come back to this board. But any major changes would have to be re-seen.

There were many concerns regarding the open investment properties on the site.

Roger Phillips felt that Mr. Snyder has already addressed some of his concerns. Amy Kaminski would like to see a detailed traffic impact study analysis at the SALDO. Emergency service access providing a second way in to some of the parcels should be provided.

Public Comment

Martin Snyder from Newtown Road wants to know how many of the lots and potential lots would exit onto Newtown Road. Traffic for more houses should be considered at this time, in case there would be development in the future.

Colleen Price of 536 Atterbury Road is aware of steep slopes on the site and these areas should not be considered at buildable areas. Combining two 10-acre lots and subdividing again is alarming. Putting restrictions on the plan should be considered.

Ann Snyder of Newtown Road questioned the township on buying some of the open corner areas. She would like to see a traffic study visited before the plan would be approved.

Barry Rorer from 761 Newtown Road stated the residents are confused as to what they are looking at and what is going forward for approval. The open space investment properties are of great concern to him.

Chester Harrington of 757 Newtown Road read a letter on behalf of several residents living in the area of the proposed development. Traffic and impact on the environment are a few of their concerns. He requested that the township grant a 120 day extension on this application.

Chas Burkhardt from 819 Church Road wants to know the applicant's and residents legal options. He also wanted to know what choices they have.

Dawn Shark of Atterbury Road stated the number is confusing. A lot of issues haven't been addressed and need to be done before a decision should be made. There are too many scenarios that have not been reviewed.

Brian Price of 536 Atterbury Road would like to see which plan the applicant wants to move forward with. Several have been shown but no one knows which one is going forward. The roads should exit onto other roads because Abrahams Lane cannot handle 300-400 vehicles. Anthony Spatacco from 520 Atterbury Road would like people to come to his house at 7:30 AM and observe the traffic issues in the area. The press and neighbors were turned away from the site visit last week and was concerned why they were not permitted to attend. Mrs. Hurle explained it was a special meeting, no deliberations were made, no votes were made, it was just for the members to take notes and see the site first hand on what they would be discussing. The applicant had extended the invitation to them. It was not a public meeting.

Leslie Morgan stated in their case, the property was smaller and she is looking for a public tour of the site. She requested that the PC request a public tour.

Phil Graham of Newtown Road is concerned with overall impact of this entire project. All exits are on Newtown Road and this will cause major traffic issues. There are roads on all four sides of the development and the other roads should be considered. If there are more than 100 new children then a new school may be needed to be constructed. He wondered if this was ever considered or discussed. He is worried if the area can handle the increased stormwater runoff. He would like to see better clarification of the worst case scenario.

Several residents requested to see other reports on the site. Kevin Kochanski responded by stating that all paperwork to date is up on the website.

Phi Low from Atterbury Road asked what the developer's plan would be if this was not accepted. He wanted to see that plan if one was created.

John Snyder responded that they could do from 122 to 167 lots respectively on different plans. They are only applying for 87 lots and feel it's the best for the township. There will be witnesses presented and the public should come to the hearings.

Amy Kaminski needs more information for traffic to make recommendations, Newtown Road exits, emergency vehicle patterns throughout the site, and speed reports for Newtown Road. She is also looking for information on the southbound approach on Newtown Road to Radnor Chester Road. Sidewalks and/or trails should be considered at this point in time.

John Snyder stated the wall along Newtown Road would have to be lowered or moved back for safe exit onto Newtown Road.

Julia Hurle is looking for sidewalks in the area as the process is moving forward.

Kevin Johnson, from TPD, stated that Newtown Road is a state road. PennDOT will have input on road exits, site distances, etc.

Elizabeth Springer asked about constructing walking trails and public parking, etc. Peter Nelson responded by stating that would be discussed in the future at the SALDO submission and is not part of the decision making at this point and time.

Kathy Bogosian wanted to see a traffic study now that schools were back in session since the previous traffic study was performed in July during summer months.

Susan Stern wants to know if the unbuildable area is equal to, less than or greater than the 15% of open space. She asked for the overall acreage of the investment lots, and she saw a letter from DELCORA that gave permission for 102 homes to hook up to sewer. She wanted to know exactly how many homes the developer was proposing to construct due to conflicting statements.

Kathy Bogosian supports density modification. Clustering houses is the best way to save view sheds. The applicant's previous development worked out.

Steve Cooper stated if the applicant is doing the plan according to code, then decisions have to be made accordingly. If the plan meets all ordinance requirements, the township is required to grant approval. He wanted to know the realistic impact of the plan.

Doug McCone likes the areas of development broken up. The view shed is being preserved. Lesser development rather than more is better.

Elizabeth Springer would like to see as much open space as possible.

Julia Hurlle feels it is a great plan; however, she is concerned with the double loaded road in the 87 residence plan. View sheds should be preserved to partially hide portions of the home so the entire homes are not seen. Sidewalk issues will be addressed at the next meeting.

John Lord moved to continue the discussion to the October meeting. Seconded by Steve Cooper, the motion unanimously passed.

*Conditional Use Approval of a Density Modification Development for
27.65 acres of Ardrossan Farm 2013-CU-05*

John Snyder described the plan commonly called The Wheeler Field consisting of six lots.

Public Comment

Joe Fox from 820 Lawrence Lane stated the applicant has assured him that they would work with him to protect his view shed if the township doesn't buy the land and if and when development would happen

Susan Stern would like to see a stop sign at Darby Paoli and Godfrey Road if development would occur here.

John Lord moved to continue the discussion to the October meeting. Seconded by Steve Cooper, the motion unanimously passed.

The meeting adjourned at 10:30 PM.

Respectfully submitted,

Suzan Jones

Suzan Jones

Radnor Township Planning Commission
Minutes of the Meeting of August 29, 2013
Ardrossan Farm – 811 Newtown Road

The Planning Commission on site meeting at Ardrossan Farm was called to order at 6:15PM. In attendance were Julia Hurlle, Chairman, Skip Kunda, Vice Chairman, Regina Majerack, Doug McCone, Susan Stern, Elizabeth Springer, Steve Cooper, and John Lord. Township Staff and Consultants Roger Phillips, P.E., Peter Nelson, Esquire, Kevin Kochanski along with two (2) members from Radnor Conservancy. Representatives from Ardrossan Farm, Edgar Scott and John Snyder, Esquire were also in attendance. Absent was Kathy Bogosian.

The onsite meeting was to gather information on the density modification application for Ardrossan Farm located at 811 Newtown Road. Mr. Scott indicated they carefully placed the lots so they have a great view and to also maximize the open space. They are trying to keep as much open space as possible. The current lots are approximately 1 ¼ acres each, however, if someone wants a 10 acre parcel that would also be possible. They are hopeful the township will purchase land for open space.

The Planning Commission members then walked the property that would be Phase 1 of the development. The lots were staked off to give the Planning Commission an idea of the how it will be laid out.

The meeting adjourned at 7:30PM.

Respectfully submitted,
Maryann Cassidy

Radnor Township Planning Commission
Minutes of the Meeting of September 12, 2013
Villanova University Lancaster Avenue Housing Project

The Planning Commission held an onsite meeting at Villanova University in the parking lot for the proposed student housing project. In attendance was Julia Hurlle, Chairman, Skip Kunda, Vice Chairman, John Lord, Elizabeth Springer, Susan Stern, Steve Cooper, Doug McCone, Kathy Bogosian. Township Staff and Consultants Peter Nelson, Matthew Scholz, Amy Kaminski, Kevin Kochanski. Representatives from Villanova University Robert Morro, Marilou Smith, Christopher Kovojski, Frank Tavani from FTA Engineers, John Cluver from VMA Architects and Greg Newell from Nave Newell Engineers.

The onsite meeting was for the Planning Commission members to gather information on Villanova University Lancaster Avenue Housing Project on the southwest corner of Lancaster Avenue and Ithan Avenue. Villanova spray painted markings on the parking lot to indicate the layout of the buildings to give the Planning Commission Members an idea of where the buildings will be located.

The Planning Commission members then walked the site with the representatives from Villanova University.

Respectfully submitted,
Maryann Cassidy

**Radnor Township Planning Commission
Minutes of the Meeting of September 18, 2013
Bio-Med 145 King of Prussia Road Onsite Meeting**

The Planning Commission held an onsite meeting at the Bio Med property located at 145 King of Prussia Road for the proposed property development. In attendance were Julia Hurle, Chairman, Skip Kunda, Vice Chairman, Doug McCone, John Lord, Regina Majerack and Susan Stern. Township Staff, Kevin Kochanski and Consultant Roger Phillips, PE. Representatives for Bio Med Mike Devine, Matt McDevitt and Nick Caniglia Esquire. Representatives for Brandywine Realty Trust Mark Kaplan Esquire and Dennis Glackin Esquire.

The onsite meeting was for the Planning Commission members to gather information on the Bio Med development project located at 145 King of Prussia Road. The proposal is to develop the 18 acre parcel into two (2) office buildings, one (1) hotel, one (1) apartment building and one (1) parking structure. The property is currently used as office space and has never been one hundred percent (100%) occupied.

The Planning Commission members then walked the property with the Bio Med representatives.

Respectfully submitted,
Maryann Cassidy