

Minutes of the Meeting of January 5, 2012

The Planning Commission of Radnor Township met in the Radnorshire Room of the Township Administration Building, 301 Iven Ave., Wayne, Pennsylvania at 7 P.M.

Present

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| Edward DiMarcantonio, Chair | Skip Kunda | Regina Majercak |
| Doug McCone | Susan Stern | |

Absent

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| Julia Hurlle, Vice-Chair | Kathy Bogosian |
| Stephen Cooper | Ken Kearns |

Also present: David Leh, P.E., Township Engineer; Peter Nelson, Esq., Solicitor; Kevin Kochanski, Director of Community Development; and Suzan Jones, Administrative Assistant.

SD # 2011-SD-04 (Final) of Rite Aid of Pennsylvania, Inc. to consolidate two lots and construct a pharmacy with a drive-thru at 237 E. Lancaster Ave., Wayne, Pa

Don Petrosa and Rhett Chiliberti, P.E., Bohler Engineering, appeared on behalf of the applicant. The applicant has received Preliminary approval. The plans have been revised to address that resolution. The comments from the township engineer were discussed. They feel they cannot comply with the comment regarding the installation of the gateway enhancement sidewalk as it pertains to sites owned by others.

Susan Stern requested information regarding the clean-up of the site and the issues regarding percolation on the site with regards to requirements and regulations specified by DEP. A smaller building would require fewer waivers. Regina Majercak requested information of stormwater management outside the site.

Public Comment

Jim Schneller – Brynfield Apartments – Concerned with N. Aberdeen Ave., the installation of larger shade trees and the construction of a larger sidewalk. Requests the entrance/exit on N. Aberdeen Ave., be closed off. The Comprehensive Plan encourages a pedestrian walkway. A mid-block cross-walk should be considered across Rte. 30.

Skip Kunda moved to approve with reservations of the granted waivers. Item 8 should not be required of the applicant as an extreme measure. Seconded by Ed DiMarcantonio, the vote passed 4-1. Susan Stern opposed.

C1 A Zoning Discussion

Mr. DiMarcantonio requested to view document A as proposed by the Implementation Committee. There was discussion regarding the definition of some of the proposed verbiage. Unfortunately, the representatives of the IC were unable to be in attendance to answer some of the questions.

Andy DiMaio – 250 Conestoga Rd. – Requests that no decisions be made tonight and wait for the IC representatives. The loss of square footage and building heights will hurt the commercial properties.

Baron Gemmer – 335 S. Wayne Ave. – In 2007 residents asked the board to look at the zoning of the properties in the area now being discussed as C1 A. Version A was created by the CI. Version B was created by several of the residents in the area amending the base suggestions. A couple planning members should be involved when the groups sit and discuss.

This is a commercial district C1 that has both commercial and residential property owners. The comparison chart between C1, IC and Residential comments was discussed.

Domenick DeMitis – 214 N. Aberdeen Ave. (Wayne Beef & Ale) – Dual zoning should be discussed with the best interest of the township and the property owners involved.

Skip Kunda – Wanted to know why churches were taken out of the district.

Ed DiMarcantonio – Steve and Cheryl will be contacted to organize several meetings with all involved including several volunteers from the Planning Commission. Mr. DiMarcantonio moved to table the discussion, Moved to table so that Steve Paolantonio can be contacted, allow the committee to reconvene, refresh the document so that everyone is informed and they have a report of the items agreed upon and the items that still need discussion, and reappear before the Planning Commission. Seconded by Mrs. Stern, the motion unanimously passed.

Old Business

New Business

Re-organization should be accomplished at the next meeting. Crosswalks on Lancaster Ave. with Penn Dot through the business center should be researched.

Public Participation

Jim Schneller - Churches should be allowed in the C1 A district. Waynewood Ave. should be considered for a cross-walk.

Adjournment

There being no further business before the board, the meeting adjourned.

Respectfully submitted,

Suzan Jones