

*Minutes of the Meeting of July 2, 2012*

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

**Present**

Edward DiMarcantonio, Chair  
Kenneth Kearns  
Regina Majercak  
Susan Stern

Stephen Cooper  
Skip Kunda  
Douglas McCone

**Absent**

Julia Hurle, Vice-Chair

Kathy Bogosian

Also present: David Leh, PE, Township Engineer, John Rice, Esq., Solicitor; Kevin Kochanski, Zoning Officer; Members of the Press, and Suzan Jones, Administrative Assistant.

Mr. DiMarcantonio called the meeting to order.

*Minutes of the meeting of June 4 and June 7, 2012*

Susan Stern moved to approve both sets of minutes. Seconded by Doug McCone, the motion unanimously passed.

*SD # 2012-D-05 (Final) of Luthra4, LLC to construct an enclosure at existing stairway for ADA compliant elevator and expand a second floor area over the first floor.  
Stormwater facilities to be constructed at 115 Strafford Ave., Wayne.*

Nick Caniglia, Esq. appeared on behalf of the applicant and gave a brief history of the site which has been before several of the Boards within the Township. The number of parking spaces appears to be an item of major concern with what was previously on site and what is proposed now.

Dave Leh conveyed the items of concern that the applicant is willing to comply with, however, the plans have not yet been revised addressing these items. Several items still have yet to be revised to comply with the Subdivision Advisory Committee memo.

Susan Stern wanted everyone to know that this plan was not seen in June since the applicant pulled the plans last month to make corrections for this meeting. This plan should be reviewed as a Preliminary and questioned the absence of a seal. Neighboring property owners also don't

appear to be labeled on the plans. The status of sidewalks was discussed since it appears that the applicant is now requesting a relief from placing them. One of the stormwater management basins appears to be in the right-of-way of Windsor Ave. John Rice stated that there is no Township ownership in this area since this paper street was ever dedicated. Private rights to the neighbors could be affected but the applicant's counsel will have to look into this. John Rice announced that the applicant received a use variance. Non-conformance does not fall under the zoning approval received by the applicant. The applicant will have to create a totally compliant parking lot or ask for a waiver from same depending on the final parking space count. Skip Kunda questioned the historical significance of the building.

Victor DePallo advised that the architectural character of the building will be maintained.

#### Public Comment

Kim Donches – 327 Windsor – issues involve lighting, sound and encroachment

Melanie Shain – 401 Windsor – fragile neighborhood, vehicles from Wawa over-flow park on their street and lights shining into neighbor's houses

Darla Demorrow - 307 Windsor – has young children-concerned with their safety with regard to increased traffic, welcomes another eatery within walking distance, water run-off concerns, cut through traffic, a banquet facility will bring a variable of traffic, over flow parking

Nick Caniglia requests the plan be tabled to return with revised plans. He also indicated that this site has no access to Windsor Ave. for people to cut through. Extension will be granted to October 2, 2012.

*SD # 2012-D-06 (Sketch) of St. Davids Radnor Episcopal Church to request a waiver from land development to construct an addition with a renovation project which will increase impervious by 850 square feet at 763 S. Valley Forge Rd., Wayne.*

Rector, Rev. Frank Allen, seeks to revitalize and enlarge and update the existing facility.

Claire Donato, Architect detailed the site and described the plan showing the past renovations and the proposed minor expansions.

The subject of requesting waivers from proceeding through the SALDO process was discussed.

#### Public comment

Martha Macartney – 248 Ravenscliff – has many concerns as several items from the church's 2004 development still have not been addressed. Looking for information regarding further

expansions not detailed on the presented plan. Lighting from the site has been invasive and the church has repeat violations of not turning off the lights in accordance with the agreement. She has notified the church of these. She requests the issues of the lights be addressed. She and two neighbors are requesting landscaping for screening. A buffer area was proposed to be planted and it never was. She requests that the church work with the neighbors and do what was agreed upon for last project. Would like to know the proposed length of project and please notify the neighbors when work is to begin. She was told that the current chillers and other outdoor systems are adequate to handle the new expansions. She requests that the neighbors are not adversely impacted. The neighboring houses shook during last project. She is concerned about the equipment coming in to perform the work and doesn't want any more damage.

Rev. Allen feels they had met the requirements, but he will look into it. Timers on the lighting get off-set every time power goes out, but he will look into it. The work is anticipated to begin in the fall of 2013.

John rice advised the neighbors to put their concerns in writing.

Angus Kelsall – 246 Ravenscliff – has issues with screening noise and maintenance of the property involving landscaping and lights

Susan Stern and Regina Majercak are looking for the sense of the board with applications that appear to be requesting waivers from the SALDO. There was discussion regarding future applications of this type and the regulations and cut off requirements. Stormwater issues were discussed.

Doug McCone moved to recommend the waiver from the SALDO process. Seconded by Steve Cooper, the motion unanimously passed.

*SD # 2012-D-07 (Sketch) of Academy of Notre Dame DeNamur to construct a new track, softball and soccer fields, a gym, a maintenance building and additions to the existing performing arts building. Included are new parking areas and modifications to the access drive and circulation roadways and the addition of a new entrance drive from Godfrey Rd., at 560 Sproul Rd., Villanova.*

On behalf of Notre Dame, Mary Waring appeared and gave a brief statement of the school's intentions. In 2009 a strategic plan began which has just finished with their master plan to be complete in about 10-15 Years. They had a neighbor meeting to receive neighbor's comments and concerns. Their architect, Carl Krienen, ABHA Architects, described the proposed work

which is actually their long range plan. Existing buildings and proposed projects were heavily detailed. Neighbors have requested that the screening buffer be increased.

Dave Fiorello, Momenee & Assoc. – stormwater management will be increased on the site. The projects will be completed in steps as their fundraising increases.

Public comment –

Nancy and John Acuff – 705 Larchwood La. – concerned with noise and visual aspect from vehicles on exit road onto Sproul Rd., the increase in noise from the track area, the cars on the exit road will impact their property, increase foot traffic through their back yards, the need for a buffer and the road should be lowered to the level of the field, not raised above it. Requested no lighting around the track area.

Steve Cooper – feels variances can be handled by applicant, mitigate road issue, more plantings, screenings, maintenance shed use and any neighbor's concerns on it at proposed location. He is in favor of current location.

Skip Kunda – shame to keep loading up the areas of the neighbors, can parking be divided into two such as near mansion or place a 2-story garage to eliminate set back issues

Ed DiMarcantonio– move auxiliary gym near driveway

Doug McCone – move gym away from the property line

Susan Stern - questioned the approval of stacked parking in previous years and would like to see parking calculations and a traffic study of Godfrey Rd. Requests a report on current uses, current students and why increase of parking areas. Aim lights away from neighbors, move gymnasium away from neighbors, put comments on plans of no lights in the future around the track and would like to see maintenance building moved away from neighboring property lines or increase screening and buffering around it, traffic back up on Godfrey needs to be addressed and neighboring screening buffers need to be increased.

Regina Majercak – would like to see auxiliary gym relocated away from neighbors, location of maintenance building makes sense as long as no neighbors object or are impacted, parking when reconfigured, move the gym further away from neighbors, investigate if the fields can be reconfigured and moved further away from Larchwood La.

Ken Kearns – would like to see auxiliary gym closer to the core of the campus, either shield the maintenance shed or drop it down away from the neighbors

*Recommendation to Board of Commissioners*

*Re: Proposed ordinance amending the Radnor Township Zoning Ordinance by providing for regulations permitting uses not adequately or specifically defined or permitted in Radnor Township by Conditional Use.*

Kevin Kochanski detailed the changes which were created after the last meeting. Susan Stern has major concerns with unprecedented uses reverting back to use of parking regulations that are way too liberal and these needs to be discussed and figure out how to tighten up the restrictions. Parking is not dealt with as part of this ordinance and needs to be addressed.

Regina Majercak questioned adding changes to parking and the existing uses.

John Rice stated that a new area can be added to provide restriction on parking as part of this proposed ordinance. Add an amendment to 280 103-20 with a new section 2 other uses would have a parking standard that could affect other areas as well.

Kevin Kochanski announced that this could be introduced at the July BoC meeting and then a separate amendment would be created for parking only to get this moving forward.

John Rice said that there was no rush since this has been advertised. He would like to add the amendment and move it forward including the amendment for parking and bring the ordinance back for consideration. It will have to be re-advertised again and can come back to this Board in August.

Susan Stern moved to recommend that the existing ordinance be amended to address the concerns about parking in all districts for any undefined use. Seconded by Skip Kunda, the motion unanimously passed.

Old business

Susan Stern inquired about the wireless cell tower facility ordinance which was discussed some time ago.

Kevin Kochanski announced that consultant meetings will be scheduled during openings in the Radnorshire Room. The Board and residents will be informed of the dates ahead of time.

There being no further business, the meeting adjourned.

Respectfully submitted,

*Suzan Jones*

Suzan Jones