

Minutes of the Meeting of June 4, 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
Kathy Bogosian
Skip Kunda
Douglas McCone

Julia Hurle, Vice-Chair
Stephen Cooper
Regina Majercak
Susan Stern

Absent

Kenneth Kearns

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

Mr. DiMarcantonio called the meeting to order.

Approval of the May 7, 2012 Meeting Minutes

Susan Stern moved to approve the minutes. Seconded by Steve Cooper, the motion unanimously passed.

SD # 2012-D-04 (Sketch) of Valley Forge Military Academy to seek a waiver from the land development process to construct (3) additions increasing the impervious by only 401sq. ft to Hart Hall South at 1001 Eagle Road, Wayne.

The applicant was not in attendance. The item was not discussed.

SD # 2011-S-12 (Final) of Thomas Bentley (Boathouse Realty) to subdivide existing parcel into ten (10) residential lots with a cul-de-sac at 1430 County Line Road, Villanova

Tom Bentley described the revised plans as submitted and detailed what items need to be added to the plans to comply with the comments of the Subdivision Advisory Committee memo.

Jim Schneller – St. Davids – Objects to the sidewalk along Lancaster Ave. which township staff has recommended. He feels it is a safety hazard and does not belong in this plan.

Susan Stern questioned the time line and information required at the different stages of SALDO.

Doug McCone requested clarification on the stormwater management systems. Julia Hurlle moved to recommend final approval providing the final design for the stormwater requirements and the sanitary requirements meet the satisfaction of the township engineer. Seconded by Steve Cooper, the motion carried in favor 7-1. Susan Stern opposed.

Cheryl Tumola questioned why the Conservation District receives the plans after the SALDO application rather than during it.

SD # 2012-SD-03 (Preliminary) of C F Holloway, III & Co. to consolidate two lots into one. Existing retail store to remain as commercial building, out buildings to be demolished and construct six new townhouse units with new parking and access driveways at 229 & 255 W. Wayne Ave., Wayne, Pa.

David Falcone appeared on behalf of the applicant. Cas Holloway, owner; Tim Wentz, architect; and Dave Fiorello, engineer were also in attendance. Dave Fiorello described the revised plans which have incorporated many of the previous comments from this Board and staff. There was some discussion regarding the side yard and rear yard setbacks on the site.

Dave Leh specifically requested a truck turning plan for the site. Skip Kunda still requests to see an emergency drive constructed in the area of the two parking spaces if the residences are moved slightly westward and feels that five townhouse units would permit the room for a turnaround. Dave Fiorello explained a variance against setbacks would be required if the buildings were moved. Julia Hurlle feels the site is overdesigned which will impact trash, traffic, deliveries and emergency vehicles.

The plan will be going before the zoning hearing board to determine the impervious issues as presented with regard to the net and gross lot areas. The issue of impervious weighs heavily on the plans as submitted. No decision can be made this evening with respect to the commercial portion of the site.

Kathy Bogosian suggested reconfiguring building D to possibly place a road in that area. Residential and commercial trash should not be co-mingled. Residents should either keep their trash at their homes or have a separate area away from the commercial building. Julia Hurlle and Susan Stern prefer the 'bi-right/alternate' plan since the residential and commercial buildings were further apart and opened the site. Susan Stern also is against the shared driveway for both uses.

Ted Adelberger explained the outside access to the basement isn't used and could be closed off. Cas Holloway made an announcement that the neighbors prefer the six townhome units over the

one building containing six condos. If the site is reduced to five units, the cost of property maintenance is increased among the residents. Six units would share the cost more easily than five. Mr. Holloway announced that the plan will not be reduced to five units.

Kathy Bogosian likes the concept design rather than the one block building and prefers the blending of the impervious. Skip Kunda prefers the townhouse design with tweaks Steve Cooper townhouse design too close to commercial building, wants better design larger separation combine impervious for a better design. Julia Hurle prefers condo conceptual plan, but rearrange the townhouses. Ed DiMarcantonio suggested to remove back staircase and prefers townhouse design. Doug McCone prefers condo plan with separate driveway consider a separate drive for the townhomes entering a commercial site to reach a residential site should be restricted, setbacks and separation. Susan Stern too difficult to answer until zoning determination has been obtained. Lowest amount of overall impervious for this site is preferred. She would consider blending if it would help lower the impervious numbers. Not in favor of the loop road. Regina Majercak more separation and less impervious prefers direct access to the residential section.

Kevin requested an extension letter from the applicant. Doug McCone moved to table the application. Seconded by Steve Cooper, the motion unanimously passed.

Julia Hurle moved that staff send documentation to the ZHB supporting the zoning officer's interpretation of the code with respect to impervious surfaces in SALDO applications. Peter Nelson announced that unless someone appear at zoning or enter a document into the record there is no promise that a recommendation would make a difference. Susan Stern moved that the township send a letter to the ZHB on the Planning Commission's behalf that they are in favor of the zoning officer's determination in how the lot calculation was derived and in addition they as a commission are not in support of granting relief on that matter should they find in favor of the township. Seconded by Steve Cooper the motion unanimously passed. Peter Nelson added that the comments for the variance should also be included in the letter to the ZHB.

Baron Gemmer agreed with the recommendation but if the ZHB agrees with Mr. Kochanski's determination letter then the applicant would have to request a relief from that section. The following memo was forwarded onto the ZHB at the request of the Commission.

MEMORANDUM

To: Zoning Hearing Board
From: Radnor Township Planning Commission
Date: June 11, 2012

Re: Appeal # 2883 of C. F. Holloway III & Co, Inc. The applicant is appealing the Township Zoning Officer's zoning determination.

At their meeting on June 4, 2012, the Planning Commission of Radnor Township reviewed the above-captioned Application in accordance with §280-142.B of the Township Zoning Code. This Application involves a land development, and the Planning Commission has reviewed the plans for this land development at several public meetings. On June 4th, after discussing this Application to the Zoning Hearing Board, the Planning Commission adopted a motion supporting the Township Zoning Officer's interpretation of the Zoning Code being challenged in this Application. Specifically, the Planning Commission agreed that the area of a lot located within the right-of-way cannot be included in the calculation of the impervious surface ratio for that lot and fully supported the Zoning Officer's calculation of the impervious surface ratio for the lot involved in this ZHB Application. Lastly, this motion also included the Planning Commission's opposition to the granting of relief in the form of a variance to the Applicant concerning the amount of impervious surface allowed on the subject lot for this land development should the Zoning Hearing Board agree with the Township Zoning Officer's interpretation of the calculation of the impervious surface ratio. Thank you.

Recommendation to Board of Commissioners

Re: Proposed Ordinance No. 2012-05

Amending Chapter 263, Trees, of the Code of the township of Radnor, establishing new definitions, general powers and duties of the Shade Tree Commission, new permit and application requirements, and revising the enforcement and penalties provisions of the ordinance.

Doug McCone, liaison to Shade Tree Commission, gave a brief summary of several of the proposed changes. Susan Stern doesn't feel clearing permits should be issued on SALDO plans until preliminary plan approval has been granted. Kathy feels that there are too many restrictions on homeowners not going through the SALDO process. However, it appears to not be restrictive enough on the SALDO applications. Peter Nelson described several ways other municipalities handle tree issues. Homeowner education should be increased regarding tree companies and tree removals. Skip Kunda requested sidewalk information in cases where roots damage the concrete. Valuable trees height requirements should be taken into account not only the caliper of the tree. Susan Stern would like to see the word 'may' be replaced with 'shall' under Section 263-11 C with regards to replacing an injured, cut down or removed tree. Regina questioned a homeowner not being able to prune their own trees and having to hire a professional which could be very costly and could possibly deter homeowners from planting street trees.

Baron Gemmer – With respect to SALDO plans no shade tree plans should be approved until after the Planning Commission has viewed the plans. Homeowner’s rights should be considered and education as trees with respect to stormwater management should be taught.

Jim Schneller – Feels the term of five years for commission members is too long and they shouldn’t be renewable. Proof of a hazard tree needing to be removed should be required. Verbiage should be tightened. Make sure trees aren’t being poisoned on purpose. Police dept. should be contacted in appropriate cases. Rules and regulations should be conformed to within one year. Tree threshold should be recalculated depending on what zoning district they live in. Radnor is being denuded along Lancaster Ave. Regulations about putting cement around trees should be enforced. ‘Private’ road shouldn’t be written out of the ordinance.

Steve Cooper moved to send forward. Seconded Kathy Bogosian, the motion passed 7-1. Doug McCone opposed.

Old Business

New Business

Public Participation

Baron Gemmer questioned why VFMA wanted to request waivers from SALDO.

There being no further business, the meeting adjourned.

Respectfully submitted,

Suzan Jones

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