

MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR JUNE 10, 2008

The Garrett Hill Steering Committee (GHSC) met on Tuesday, June 10, 2008 at the Radnor United Methodist Church, 930 Conestoga Road, Garrett Hill, PA for its scheduled weekly 7 pm meeting.

Present were Chair Rick Barker, Vice Chair Phil Ahr, Secretary Jim Cunilio and Committee members Betty Lou Norcini, and Jerry O'Connor. Arriving later was Committee Member Nancy Leinwand. Not present were Committee Members Le Turner, Bob Adams and Rick Eulo. Members of the public were present.

Call to Order

The meeting was called to order by Barker at 7:31 pm.

Adopting the Agenda

O'Connor moved to adopt the submitted Agenda and was seconded by Cunilio. No discussion was held and the Agenda was approved unanimously.

Approving Minutes

Cunilio moved to approve the minutes from the May 27, 2008 meeting with edits and was seconded by O'Connor. No discussion was held and the minutes were approved unanimously.

Cunilio moved to approve the minutes from the June 3, 2008 meeting with edits and was seconded by O'Connor. No discussion was held and the minutes were approved unanimously..

Announcements

Barker announced that the Garrett Hill Steering Committee and Marian Hull will make a 15 minute presentation before the Radnor Township Board of Commissioners at the BOC's June 16, 2008 meeting. Barker encouraged all Committee Members to attend this meeting and he polled the Committee members present and all said they will attend this meeting.

Barker announced that the Radnor Community Preservation Coalition will meet on June 10 from 7 to 9 pm at the Radnor Township Building.

Report of Officers

None.

Report of Working Groups

O'Connor reported on his assigned task of "Who pays for what in Wayne?". He reported that the Radnor Community Preservation Trust, which funded the amenities in the Wayne Overlay District, was funded by parking fees from the ATT parking lot. O'Connor was asked to determine if ATT received any *quid pro quo* for the using of its lot.

Norcini reported on existing trash containers in Garrett Hill. Norcini was asked to get the model numbers for trash containers.

Norcini distributed a one page parking inventory for Conestoga Road in the Overlay showing 538 spaces, 335 of which are located at the Rosemont Business Campus. She also distributed a one page parking inventory for Garrett Avenue in the Overlay showing 49 spaces.

Cunilio reported on his measurements for the sidewalks and streets on Conestoga Road, Garret Avenue, Williams Road, Bailey Road and Summit Terrace.

Ahr had nothing to report.

Leinwand, although she had not yet arrived, had e-mailed the Committee Members the results of her research of lighting specifications, including different lighting styles, which was discussed.

There was public discussion at this time. Sarah Pilling discussed the report that she prepared with Bill Thomas entitled “Appropriate Street Trees for the Garrett Hill Overlay District”.

There was public discussion about making corrections in the Master Plan.

Unfinished Business

The Committee next reviewed the Zoning and SALDO changes contained in the drafts dated June 9, 2008, as follows:

ZONING

Page 3- Ahr moved to approve the inclusion of the definition for “HABITABLE AREA” and was seconded by Cunilio. There was no discussion and the motion was approved unanimously.

Page 3- Cunilio moved to approve the inclusion of the definition for “LOT, FLAG” and was seconded by O’Connor. There was no discussion and the motion was approved unanimously.

There was Committee and public discussion on impervious coverage for the properties on Garrett Avenue. Ahr suggested that the Committee members conduct a walking tour of the Garrett Hill Mixed Use District to see the current impervious coverage for all of these properties. After discussing a time to do this walking tour, there was consensus that available Committee Members would begin the walking tour this Friday at 6:30 pm and that the aerials, square footage and lot dimensions for these properties will be gathered for this tour.

Page 9- Ahr moved to approve the Setbacks for “Front Building Line” as amended in the current draft. After Committee discussion, the motion was amended to approve the front building line setbacks only for arterial streets with perpendicular parking and for arterial streets without perpendicular parking and to leave the remaining setbacks “TO BE DETERMINED” and was seconded by O’Connor. After discussion, the question was called the motion was approved unanimously.

Page 13- Cunilio moved to add the sentence “Architectural offsets shall be considered to be on the building line” at the end of Section 280-49.11 A, was seconded by O’Connor and the motion was approved 4 to 1, with Ahr opposed and Leinwand abstaining.

Page 13- Barker moved to add the sentence “There shall be no non-resident use on or above floors above residential use” at the end of Section 280-49.11 E.2, was seconded by Cunilio was approved unanimously.

Page 14- Ahr moved to approve the changes to Section 280-49.13 B. 7, 8 and 9 in the draft, was seconded by O’Connor and the motion was approved unanimously.

Page 15- Ahr moved to approve Section 280-49.13 D to read: “Structural parking, if constructed at grade, shall be “wrapped” with occupiable commercial space so that vehicles in structures shall not be visible from the street.”and was seconded by O’Connor. After discussion, the motion was approved unanimously.

Page 16- Norcini moved to approve the changes in the draft to Section 280-49.15 and was seconded by Cunilio. After Committee and public discussion, the question was called and the motion was defeated , with Norcini and Cunilio for and Ahr, O’Connor and Leinwand opposed.

SALDO

Page 2- O’Connor moved to delete *acer pseudo sieboldianum* and Purplebloom Maple from Section 255-93.B and was seconded by Ahr. After Committee and public discussion, the question was called and the motion was approved unanimously.

Page 6- Ahr moved to strike “when perpendicular parking is constructed” from Section 255.102. C and was seconded by O’Connor. There was Committee and public discussion which led to the withdrawal of the motion.

Page 6- O’Connor moved to accept Section 255-102 D.2. and E.2. and was seconded by Norcini. There was no Committee or public discussion when offered, and the motion passed unanimously.

Barker distributed Historic Preservation documents obtained from Beverlee Barnes and briefly noted some highlights. He will contact Marian Hull and Jim Campbell by e-mail to investigate Design language for the GHOD documents. Leinwand reminded the Committee members that the Historic Designation does not have any effect on the GHOD and Barker stated that this information will be used for Design recommendations only.

New Business

None

Adjournment

At 10:43 pm O’Connor moved to adjourn the meeting, the motion was seconded by Ahr, the motion carried unanimously and the meeting was adjourned.

Respectfully submitted,
James Cunilio,
GHSC Secretary