

MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR MARCH 18, 2008

The Garrett Hill Steering Committee (GHSC) met on Tuesday, March 18, 2008 at the Radnor Township Building, 301 Road, Wayne, PA for its meeting, scheduled for 7 pm.

Present were Chair Rick Barker, Vice Chair Phil Ahr, Secretary Jim Cunilio and Committee members Betty Lou Norcini, Nancy Leinwand, Jerry O'Connor, Bob Adams and Rick Eulo. Committee member Le Turner was absent. Members of the public were present.

Call to Order

The meeting was called to order by Barker at 7:04 pm.

Adopting the Agenda

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

Approving Minutes

The Committee reviewed the proposed Minutes from the Committee meeting of March 16, 2008 and Cunilio read minor edits to the Minutes. Cunilio moved to approve the Minutes, with the minor edits as discussed, Ahr seconded the motion and the Minutes with the minor edits as read by Cunilio were approved unanimously.

Announcements.

Barker reminded the members that the GHSC will hold its weekly meeting on Tuesday, March 25 at 7 pm at the Radnor United Methodist Church, at which time the planners will produce the final draft of the Master Plan.

Barker also reminded the members that there will be a Community Zoning Workshop at the GHSC weekly meeting scheduled for April 15 at 7 pm at the Radnor United Methodist Church.

Ahr and Norcini presented a Garrett Hill scarf to Patti Barker in acknowledgement of her work on behalf of the Garrett Hill Coalition. Ahr and Norcini also presented a Garrett Hill tie to Barker in acknowledgement of his work on behalf of the GHSC.

Report of Officers

None.

Report of Working Groups

None.

Unfinished Business

Barker asked Matt Baumann of Radnor Township to confirm that the DVRPC will give its approval of the extension of the new Project Schedule to September 30, 2008. Baumann advised the Committee that the DVRPC had given its approval.

Barker also asked Baumann to make sure that Tasks 2.4A and 2.5 on the Project Schedule allow for sufficient time for the Master Plan and Overlay District review process.

Barker asked Baumann to produce a map of the Overlay District showing square footage and lot dimensions in order to assist in the assessment of lot sizes.

New Business

Barker gave a presentation summarizing the History and Background sections of the proposed Master Plan given to GHSC by Marian Hull, the planner from URS.

Adams and O'Connor gave a presentation summarizing the Gateways, Sidewalks and Facade sections of the proposed Master Plan.

Norcini gave a presentation summarizing the Parking Strategies and SEPTA Route 100 improvements sections of the proposed Master Plan.

Leinwand gave a presentation summarizing the Park Improvements section of the proposed Master Plan.

Ahr gave a presentation summarizing the Policy Recommendations for Land Use, Community Fabric and Scale, Development Standards, the Garrett Road Sub-District and the Conestoga Road Sub-District sections from the proposed Master Plan.

Cunilio gave a presentation summarizing the Policy Recommendations for Design Standards, Parking and Stormwater Management sections from the proposed Master Plan.

The members proposed the following revisions:

Page 17: At end of paragraph containing the heading **Spillway Improvements**, add sentence: "The Steering Committee recommends the eastern Gateway signage be located just east of the entrance to Radnor United Methodist Church, between the Church property and Rosemont Business Campus."

Page 19: first line, add "and curbing" after "Construction of continuous sidewalks..."

Page 19: Under **Parking Strategy**, first paragraph, last sentence insert "At times" at beginning of the sentence; second paragraph, add at the end of the paragraph "This arrangement would require 'zero front setbacks.'"

Page 20, second full paragraph, first sentence which begins "Once basic supply issue are addressed..." change "should" to "may."

Page 21: Under paragraph containing the heading **Clem Macrone Park**, last bullet point, "Consideration" changed to "Continuation;" under paragraph containing the heading **Emlen Tunnell Field**, bullet point for Bike Connections, delete "and to Villanova University;" add bullet point to read "Creation of an adequate bus stop area for the westbound R 105 and sidewalk improvements on Lancaster Avenue."

Page 23: Under bullet point “Addressing auto-related uses on Conestoga Road”, add “...preserving full service auto repair shops while preventing uses adverse to the community such as an auto repair shop, tire replacement center or muffler shop”.

Pages 23 and 24: Delete “Café” in the Garrett Avenue Sub-District; delete “Broadcasting Studio,” “Governmental Office” and “Liquor Store from the Conestoga Road Sub-District.

Page 31, add sentence to last paragraph “Radnor Township should be asked that it take all necessary steps to obtain a controlling interest in the spillway so that these improvements can go forward.”
There was a motion to accept these additions, changes and deletions and the motion was seconded.

There was extended public discussion on the Master Plan and the proposed revisions by the Committee Members.

The Committee unanimously approved all of the edits to the Master Plan.

Ahr made a motion to consider the edits proposed by members of the public, the motion was seconded and the motion was approved 6 to 1, with O’Connor voting no.

Ahr presented the three following public edits to the Master Plan:

- Page 23: include a “hardware store” and “a builder contractor’s office” under heading **Garrett Avenue Sub-District;**
- Page 19: delete bullet point at top of page reading “Providing locations appropriate for outdoor seating for restaurants or take-away business;”
- Page 21: At end of paragraph with heading **Clem Macrone Park**, add bullet point: “Study and provide for maintenance and replacement of heritage and specimen trees.”

Motion was made to approve the public edits, motion was seconded and passed 5 to 2, with Eulo and O’Connor voting no.

Consensus that at the March 25 GHSC meeting Hull will be asked how she arrived at her figures on page 15 of the Master Plan.

Adjournment

O’Connor moved to adjourn the meeting at 10:08 pm, the motion was seconded by Adams and approved unanimously without discussion.

Respectfully submitted,
James Cunilio,
GHSC Secretary