

## **MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR SEPTEMBER 16, 2008**

**The Garrett Hill Steering Committee (GHSC) met on Tuesday, September 16, 2008 at the Radnor Township Building, 301 Iven Avenue, St. Davids, PA for its scheduled weekly 7 pm meeting.**

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

### **Call to Order**

The meeting was called to order by Barker at 7:10 pm and Barker led everyone present in the Pledge of Allegiance.

### **Adopting the Agenda**

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

### **Approving Minutes**

O'Connor moved to approve the Minutes from the August 12, 2008 Meeting and was seconded by Leinwand. There was no discussion and the Minutes were approved unanimously.

### **Announcements**

Barker announced that the Garrett Hill Zoning and SALDO known as the Garrett Hill Zoning District (GHZD) are to be voted on for adoption by the Radnor Township Board of Commissioners (BOC) on September 22, 2008 at their regularly scheduled 7:00 PM meeting at the Municipal Bldg. in the Radnorshire Room. He urged those in attendance and "all Garrett Hillians" to attend to support the community in its efforts to enact the new Zoning and SALDO ordinances.

### **Report of Officers**

No reports were given.

### **Report of Working Groups**

Committee member Eulo mentioned that he and Sara Pilling, a Garrett Hill resident, had attended a "Foundations 101" seminar at the Regional Foundation Center at the Philadelphia Public Library. The seminar was to help in preparation for the proper creation of the Garrett Hill Community Trust (GHCT) for the purposes of enhancement and site amenity improvements within the GHZD. Eulo stated that further work was necessary, but good progress had been achieved towards defining the goals and mission statement for the GHCT.

### **Unfinished Business**

Chairman Barker recounted the journey of the Garrett Hill Zoning District and the formal steps followed to this point. He reviewed an outline of the steps taken and the efforts by the Garrett Steering Committee, the Garrett Hill Coalition, the Planner from URS, Marian Hull, the Architect, Jim Campbell, the residents, the business people and the Radnor Township staff, and the BOC and the people of Garrett Hill and thanked all for entrusting the GHSC with the task of facilitating the creation of the GHZD.

Vice Chair Ahr and Committee Member Leinwand then presented information pertaining to the process by which the two parks – Emlen Tunnell Field and Clem Macrone Park were included in the Zoning District. They described the importance of the parks to the public in Garrett Hill and showed photographs of the original placards used during the Visioning Workshop process. The placards were used to poll the public attendees at the Visioning Workshop as to what issues were important to the public and why. The parks – Emlen Tunnell Field and Clem Macrone Park and their preservation as open space – were the single most important issues to the community.

## **New Business**

None.

## **Public Participation**

Sara Pilling presented information on why the trees specified in the Master Plan and Zoning Plan were chosen. She cited overhead utilities, narrow sidewalks, short setbacks and the need for survivability in the chosen locations. Barker thanked Pilling and allowed that her explanation cleared up questions raised during the Radnor Township Board of Commissioner's review on the selection of species for use in the GHZD. He also mentioned that the RT Shade Tree Commission would be involved in the selection of species.

Andy Tillman, owner of the Garrett Hill Auto Repair requested clarification on the maximum height of structures in the Garrett Avenue District and information on how the determination of the maximum number of floors was made. Vice Chairman Ahr and Chairman Barker responded by describing the historical process of the changes. Barker and Ahr noted that both the Delaware County Planning Commission and the Radnor Township Planning Commission had made recommendations to reduce the number of floors from three to two. The current proposed two and a half story restriction was made by Barker as an effort to reach a viable compromise between the wishes of the community and the Planning Commissions. Barker mentioned that Tillman should bring the issue to the attention of the Board of Commissioners at their vote on September 22, 2008. Commissioner Fisher noted for Tillman that the Garrett Hill Steering Committee, though appointed by the Radnor Township Board of Commissioners, can only make recommendations on the GHZD. Enactment comes only from the BOC who will be glad to take his concerns under consideration at the time of their vote on September 22, 2008. Chairman Barker thanked Tillman for his comments and his willingness to stand up and voice his concerns.

Committee Member Norcini asked Commissioner Fisher if it were too late in the process for a property to be removed from the GHZD. Commissioner Fisher stated that it is not too late until the final vote is held by the BOC, however it would not seem sensible to remove any of the properties currently in the GHZD.

Norcini then asked if the stated goal in the original Request for Proposal of increasing the tax base was achieved, and if not would it bring forth the unintended consequence of a raise in property taxes. Commissioner Fisher noted that his goal within the Seventh Ward is neither to increase the tax base nor to raise taxes, but that he felt the GHSC had fulfilled it's obligation to allow the properties in the commercial district ample opportunities to increase their potentials.

Norcini then reminded her fellow committee members that the GHSC is currently in existence as a result of the Garrett Hill Community's reaction to the original Request for Proposal, as written by Township Staff. The public's perception at that time was that "others" were going to control the process and make decisions for the community without their input. She cautioned against any actions that could lead the GHZD property owners and business owners to develop that very same perception and asked all members for their patience and understanding during public participation and to be mindful of the fact that this process is very personal to the property owners, particularly if they feel they have no control in the outcome of zoning changes that will apply to their personal property. The GHSC should be careful to fulfill its goal of satisfying the community's need for exerting their own control over the changes to be proposed.

## **Adjournment**

At 8:25 pm O'Connor moved to adjourn the meeting, was seconded by Ahr and the motion was approved unanimously and the meeting was adjourned.

Respectfully submitted,  
Rick Eulo,  
On behalf of James Cunilio, GHSC Secretary