

## **MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR JULY 1, 2008**

**The Garrett Hill Steering Committee (GHSC) met on Tuesday, July 1, 2008 at the Radnor United Methodist Church, 930 Conestoga Road, Garrett Hill, PA 19010 for its scheduled weekly 7 pm meeting.** Present were Chair Rick Barker, Vice Chair Phil Ahr, Committee members Rick Eulo, Nancy Leinwand, Betty Lou Norcini, and Jerry O'Connor. Not present were Committee Members Bob Adams, Jim Cunilio, and Le Turner.

### **Call to Order**

The meeting was called to order by Barker at 7:30 pm.

### **Adopting the Agenda**

Eulo 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 with edits from the June 25, 2008 meeting and was seconded by Ahr. No discussion was held and the minutes were approved unanimously.

### **Announcements**

Barker announced changes to the project schedule: the Radnor Township Board of Commissioners (BOC) will conduct the hearing on the Garrett Hill Zoning and SALDO ordinances on September 8, 2008 instead of August 18. All other project dates remain the same. July 21 is the date that the GHOD ordinances will be referred to the RT Planning Commission.

Barker noted that Marty Costello now stars on Marian Hull's screensaver, courtesy John Fisher who provided photos of GHOD workshops for URS use.

### **Report of Officers**

None.

### **Report of Working Groups**

Parking group – no report. Rick Barker reported that Marian Hull will write changes to the zoning to change the basis for parking requirements from square footage to number of seats in accordance with Township code and to reflect GH business owners' opinions. She will also formulate a single definition for restaurant. She will change the parking requirement for bars from 50 to 100 square feet per parking space.

Leinwand reported that a salesperson from the street lighting supplier Holophane has supplied a catalog and will provide some recommendations for GHOD streetlights.

Eulo reported that establishing an enhancement trust is a straightforward process (actually raising the funds is difficult).

Public participation included discussion of how GHOD will require and facilitate site amenity installations.

### **Unfinished Business**

The Committee next reviewed the changes to the SALDO, Zoning, and Master plan as follows:

## **SALDO, June 20, 2008**

Page 1- Ahr moved to use the language of the Wayne OD to define the site amenity trigger, and to proceed with consideration of a contribution of 5% of improvements toward the GHOD Enhancement Trust. Leinwand seconded. The Wayne language was amended as follows:

### **“Section 255.92 Site Amenity Requirements**

- A. As part of every application for land development, site amenities shall be provided and installed by the applicant where required by this Chapter.”

The motion carried with Ahr, Leinwand, and O’Connor in favor and Eulo and Norcini opposed.

Leinwand moved to accept the rest of the changes on SALDO page 1 (primarily typos). Ahr seconded. There was no discussion and the motion carried unanimously.

Page 2- Norcini moved to approve the changes and was seconded by O’Connor. There was no discussion and the motion was approved unanimously.

Page 3- Ahr recommended changing section 255.93, F.1. from ‘30 inch x 30 inch’ to ‘36 inch x 36’ inch to conform with existing sidewalk dimensions. Ahr moved to accept page 3. as amended and O’Connor seconded. There was no discussion and the motion was approved unanimously.

Page 4- Ahr moved to prohibit underground parking in the GHOD. Eulo seconded. The motion failed to carry. Ahr moved to approve the other changes, seconded by O’Connor. There was no discussion and the motion was approved unanimously.

Page 5 – Section 255.100, C.1. change to read “At a minimum the design shall mark the crosswalks with broad painted strips parallel to the cartway and not less than six feet in length, 12” in width, and not more than 24” apart,” and C.2. replace “newly laid asphalt...” with “newly poured concrete with at least an 8 inch uncolored border is preferred.” Section 255.101, B. Replace “Waste Receptacles” with “Waste and Recycling Receptacles shall be located...” O’Connor moved to approve the changes and was seconded by Ahr. After discussion the question was called and the motion was approved unanimously.

Page 6- Section 255.103, A. Barker noted that the current design requires people to step out of their cars onto the planted buffer. The better design proposed is as follows: 1. Six inch curb. 2. A 24” brick border at curblineline. 3. Minimum concrete sidewalk width of 4 feet. 4. 3.5 foot planted buffer. 5. Lights within 24” of the curblineline. 6. Street trees centered in the 24” brick border, and delete “and surrounded by protective fencing.”

Section 255.103. B. Barker noted the need to separate the design standard for streetlights and trees as follows: “3. Lights within 24” of curblineline. 4. Street trees shall be centered within 24” border (trees shall be in grates...)” The following two provisions remain as before but are now numbered 5. and 6.

Ahr moved to approve the changes as noted and O’Connor seconded. After discussion, the question was called and the motion was approved unanimously.

Page 7- Ahr moved to approve the changes and was seconded by O’Connor and the motion was approved unanimously.

## **ZONING, June 20, 2008**

Page 7- Motion was made to delete the reference to Mansard roof forms, note 1, and on Pages 8 and 9, note 2 and to add a regulation for maximum roof pitch to the designation of **Building Height and Rooflines** after the minimum roof pitch that reads, “Maximum roof pitch is 18:12.”

Page 8 and 9- Motion was made to add a requirement for a cornice wherever flat roofs are permitted with a design specification as note 2 on pages 8 and 9, “Cornices shall be incorporated as a design element and shall be subject to review by the Design and Review Board.”

O'Connor moved to accept these amendments and other routine changes to pages 8 and 9 and was seconded by Eulo. The motion passed with Norcini opposed.

Page 8- Ahr moved to change to "Maximum building coverage on lot" from 80% to 70% and the "Maximum impervious coverage" from 95% to 85% and was seconded by Eulo. After discussion, the question was called and was carried unanimously.

### MASTER PLAN, June 20, 2008

Page 15- paragraph at top of page, revise the final sentence to read: "This issue was revisited during the Zoning Workshop, where the majority favored one apartment above a store on Garrett Avenue."

Page 21- under Façade Improvement Program, bullet point "Railings... to read "Railings, ironwork repair, replacement or addition."

Page 25- under Land Use, bottom of the page, change heading to read "GHOD can be considered as five separate sub-districts": first bullet, Garrett Avenue Neighborhood which is characterized by residential development." The other four sub-districts follow and remain the same.

Page 26- Add a section to define the **Garrett Avenue Neighborhood Sub-District** with bullets: Single family detached dwelling and Single family semi-attached. To further refine the **Garrett Avenue Mixed Use Sub-District**, delete uses as follows: "Retail store with limited store hours..., Bakery, ice cream..., Locksmith, Building contractor's office, (doctor, lawyer, veterinarian, etc.), Bank or financial institution, Surface off-street parking, and Church. To refine the **Conestoga Road Sub-District**, deleting uses: "Single family dwelling, Duplex, Bakery, ice cream..., (doctor, lawyer, ...), Bank or financial institution," and revising "Dry cleaning pick up" to read: "Dry cleaning pickup or wet cleaning," adding a bullet, "Medical office," and continuing on Page 27- replacing "Parking" with "Off-street parking, revising "Bar" to read "Bar by special exception, deleting "Hardware store" and "Laundry service," revising "Automobile service" to read "Full service auto repair," and deleting "Gasoline station..." and "Day care center." To revise **Parks and Open Space Sub-District** to replace "Swimming pool" bullet with "Playing courts."

Page 28- Under **Development Standards**, change **Maximum building area**: "No more than 25% of lot area."

Page 29- Under **Garrett Avenue Sub-District(s)**, it seems that division may not be necessary.

**Maximum building area**: revise the paragraph to read: "For the small lot sizes generally found on Garrett Avenue, a 20% building coverage maximum is to low, around 35% for residential uses and up to 70% for commercial uses may be more realistic."

**Maximum lot coverage**: revise the last two sentences of the paragraph to read: "The 60% standard appears high for residential uses and could even be reduced to as little as 40%. It would be reasonable to increase the coverage allowance for commercial uses to as much as 85% or 90% with standard township requirements for landscaping and stormwater retention."

**Front yard setback**: delete the current second sentence "The front yard setback should be reduced to somewhere between zero and five feet. In addition..." and revise the following sentence to start "The Overlay District..." and the final sentence to read "A maximum setback of 10 to 20 feet from the sidewalk would appear to be reasonable."

**Side yard setback**: add "with 12 feet for side driveway access." to second sentence and delete final sentence of the paragraph concerning attached structures.

**Maximum building length/width**: change to "...it should be less than 80 feet."

**Maximum building height**: change to "The 35-foot maximum appears high for Garrett..."

### **Conestoga Road Sub-District**

Page 30- **Minimum lot area**: replace current second sentence with "More detailed analysis has determined that a 4000 square foot lot area minimum would be reasonable."

**Maximum building area**: change second sentence to read: "More detailed analysis of existing conditions indicates that a maximum building coverage of 80% seems appropriate."

**Front yard setback:** delete the second sentence “The front yard setback requirement should be reduced to zero.” and add a sentence at the end of the paragraph: “A maximum of 43 feet with perpendicular parking (measured from the center of the cartway) would appear to be appropriate.”

**Side yard setback:** change 10 feet to 12 feet.

**Rear yard setback:** insert the word “yard” after rear in third sentence (typo) and change 10 feet to 5 feet, and 25 feet to 15 feet.

**Maximum building length/width:** change final sentence of the paragraph to read: “More detailed analysis of existing structures indicated that an appropriate dimension would be 75 feet.”

#### Page 31- **Design Issues**

**Upper Story Setbacks:** change second sentence to read: “While people generally supported maintaining a 35 foot maximum building height, the idea of...”

**Historic Preservation,** add language as proposed by Marian Hull.

#### Page 39- **Action Plan**

Delete redundant paragraph on **District-wide Shared Use Parking.** Incorporate **Garrett Hill Design Standards** as proposed by Marian Hull in draft document.

O’Connor moved to accept changes to the Master Plan document as outlined. Norcini seconded. After discussion the motion passed unanimously.

Rick Barker will ask Marian Hull to review the descriptions of the revised Garrett Avenue sub-districts for further inconsistencies.

#### **New Business**

None

#### **Adjournment**

At 11:35 pm O’Connor moved to adjourn the meeting, was seconded by Norcini. The motion carried unanimously and the meeting was adjourned.

Respectfully submitted,  
Nancy Leinwand for James Cunilio,  
GHSC Secretary