

MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR JUNE 3, 2008

The Garrett Hill Steering Committee (GHSC) met on Tuesday, June 3, 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, Nancy Leinwand, Rick Eulo, Bob Adams and Jerry O'Connor. Not present was Committee Member Le Turner. Members of the public were present.

Call to Order

The meeting was called to order by Barker at 7:16 pm.

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

Since the Minutes for the May 27 meeting had not been completed, there was no motion for approving these Minutes.

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. This presentation will replace the GHSC's previously scheduled work session with the BOC scheduled for June 18.

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

Barker discussed the possibility of creating a "Garrett Hill Preservation Trust" in order to fund site amenities in the Overlay District. He also reported that Mac McCoy, a member of the Implementation Committee who has been involved with the Radnor Community Preservation Trust, offered to meet with the GHSC. There was extended Committee and public discussion on how to fund site amenities within the Overlay District, including special assessments, earmarking a percentage of township taxes, and the creation of a preservation trust. There was also discussion of incorporating the Garrett Hill Preservation Trust into SALDO.

Report of Working Groups

None.

Unfinished Business

The Committee next reviewed the changes dated May 28, 2008 to the Zoning and SALDO drafts, as follows:

ZONING

Page 2- O'Connor made a motion to approve the changes to the four definitions under "Building" and was seconded by Ahr. After Committee and public discussion, the question was called and the motion was approved unanimously.

Page 3- Cunilio made a motion to change the definition of "FULL SERVICE AUTOMOBILE REPAIR" to now read: "A business that offers all aspects of mechanical repairs or servicing of automobiles, trucks or similar motor vehicles. Services shall not include the dispensing of fuel, quick service operation or body shops." And was seconded by Eulo. There was no discussion and the motion was approved 7-0, with Norcini abstaining.

Page 1- Ahr moved to strike the last sentence if the definition of “BAR” but there was no second so there was no vote.

Page 8- Ahr moved to amend the maximum building coverage on lot from 80% to 70% and the maximum impervious coverage from 95% to 80% and was seconded by Cunilio. After Committee and public discussion, the question was called and failed to carry on a tie vote, with Ahr, Leinwand, Barker and Eulo in favor and Norcini, O’Connor, Cunilio and Adams opposed. Ahr moved to amend the maximum building coverage on lot from 80% to 70% and the maximum impervious coverage from 95% to 85% and was seconded by Cunilio. After discussion, the question was called and failed to carry on a 4-4 vote, with Ahr, Leinwand, Barker and Eulo in favor and Norcini, O’Connor, Cunilio and Adams opposed.

Page 9- Ahr moved to amend the setbacks on an arterial street with perpendicular parking from TBD to 43 feet and On an arterial street without perpendicular parking from TBD to 29 feet and was seconded by Eulo. After Committee discussion, the question was called and was approved 7-0, with Norcini abstaining.

SALDO

Adams left the meeting at this point.

Page 1- Barker moved to amend the first sentence of Section 255.92 to read: “ As part of every application for land development that entails expansion beyond the existing footprint or increase in habitable square footage, site amenities shall be provided and installed by the applicant where applicable.” And was seconded by Cunilio. After Committee and public discussion, the motion was approved 6-0, with Norcini abstaining.

Page 4- Ahr moved to approve the changes in the draft to off-street parking and was seconded by O’Connor. There being no discussion, the motion was approved 6-0, with Norcini abstaining.

Page 4- Norcini moved to change the depth of evergreen vegated buffer for off-street parking from 5 feet to 3 feet and was seconded by Ahr. After discussion, the question was called and the motion was approved unanimously, 7-0.

Page 5- Ahr moved to approve the draft changes in Section 255.102 B. and was seconded by Eulo. After discussion, the question was called and was approved 6-0, with Norcini abstaining.

Page 5- Barker moved to amend Section 255.102 C and C. 1. to read: “Conestoga Sub-District on a local or collector street: 1: Parking plus 12 inch brick border on a minimum 3 foot sidewalk and 6 inch curb.” And was seconded by Cunilio. After discussion the question was called and the motion was approved 6-0, with Norcini abstaining.

Page 5- Barker moved to have Marian Hull come up with lighting requirements to be included in Section 255.102 D. and E. and was seconded by O’Connor. After discussion, the question was called and was approved unanimously.

Barker announced that there would be an Implementation Committee meeting on June 5, 2008 at the Radnor Township Building at 7 pm. Cunilio moved to have Barker and all other available members of the GHSC attend, was seconded by Norcini and the motion was approved unanimously.

New Business

Barker identified the tasks that must performed by the GHSC and the Members volunteered for these tasks as follows:

Leinwand- Compare existing parking standards with existing parking

Eulo- Creation of Garrett Hill Preservation Trust

Cunilio- Measure existing sidewalks and parking spaces in front of at Brothers Bar, Flip & Baileys and Rosemont Beverage; measure width of Williams, Bailey and Summit Terrace

Leinwand- Light specificTIONS

Norcini- Existing trash containers

Norcini and Ahr- Inventory existing public and private parking in the Overlay District

Ahr and O'Connor- Who pays for what in Wayne

Adjournment

At 11:31 pm Cunilio moved to adjourn the meeting, the motion was seconded by Norcini and the motion carried unanimously and the meeting was adjourned.

Respectfully submitted,
James Cunilio,
GHSC Secretary