

MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR MAY 27, 2008

The Garrett Hill Steering Committee (GHSC) met on Tuesday, May 27, 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 and Le Turner. Not present were Committee Members Bob Adams, Rick Eulo and Jerry O'Connor. Members of the public were present.

Call to Order

The meeting was called to order by Barker at 7:27 pm.

Adopting the Agenda

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

Approving Minutes

Cunilio moved to approve the Minutes for the May 20, 2008 Meeting, with edits from Barker, Norcini, Ahr and Turner, and was seconded by Turner. The motion was approved unanimously without discussion.

Announcements

Barker announced that the Garrett Hill Steering Committee has been scheduled for a 15 minute presentation before the Radnor Township Board of Commissioners at its June 16, 2008 meeting.

Report of Officers

Barker extended a welcome on behalf of the GHSC to business owners Lou Marchesani, Andy Tillman, Joe Nudy, Ken Norcini and Tom Gironelli who were in attendance.

Report of Working Groups

Ahr reported that members of the GHSC had a productive meeting that morning with members of the Radnor Township staff.

Unfinished Business

There was extended public discussion on the draft of the zoning ordinances for the Garrett Hill Overlay District approved at the May 20, 2008 GHSC meeting.

Cunilio moved approve the draft dated May 28, 2008 of the zoning ordinances for the Garrett Hill Overlay District received from Marian Hull. There being no second, there was no discussion and the motion was lost.

Barker moved to have the GHSC review each section of the draft dated May 28, 2008 of the zoning ordinances for the Garrett Hill Overlay District received from Marian Hull and was seconded by Leinwand. After Committee discussion, the question was called and the motion was approved 3 to 2, with Leinwand, Ahr and Turner in favor and Norcini and Cunilio opposed.

ZONING

Page 3- Ahr moved to remand to Marian Hull the definition of "Demolition" to include building on the same or smaller foot print and was seconded by Cunilio. After discussion, the motion was approved unanimously.

Page 3 - Ahr moved to accept the definition of “Full service Automobile Repair”, was seconded by Turner and the motion was approved unanimously.

Page 3- Ahr moved to accept the definition of “Landscaped Area”, was seconded by Turner and the motion was approved unanimously.

Page 5- Ahr moved to accept the definitions of “Yard”, was seconded by Turner and the motion was approved unanimously.

Page 8- Ahr moved to amend the “Maximum building coverage on lot” from 80% to 70% and maximum impervious coverage from 95% to 85% and was seconded by Leinwand. After discussion, the question was called and the motion lost 3 to 3, with Ahr, Leinwand and Cunilio in favor and Norcini, Turner and Barker opposed.

Page 8- Ahr moved to add to the “Setbacks” for on an “arterial street without perpendicular parking” “to be determined” and was seconded by Turner. After discussion, the motion was approved unanimously.

Page 9- Ahr moved to approve under “Building Size”, the “Building Height & Rooflines” to read “Up to 3 stories...” and was seconded by Turner. After extended Committee and public discussion, the question was called and the motion was approved 4 to 2, with Ahr, Turner, Norcini and Cunilio in favor and Barker and Leinwand opposed.

Pg. 7 – Leinwand motioned to accept the definition of Garrett Ave. Neighborhood Sub-District, Seconded by Turner. Motion carried unanimously.

Maricel Hahn questioned was opposed to the use of the word “many” regarding home occupations, stating that we have no true number as to the home occupations on that operate on Garrett Ave. Norcini motioned to change the word “many” to “some” in the current definition, Seconded by Ahr. Motioned carried unanimously.

Pg. 8 Ahr motioned to accept the the definition & description of the Garrett Ave Mixed Use Sub-District, seconded by Turner. Motioned carried unanimously.

Ahr motioned to lower “Maximum Building Coverage” from 80% to 70% and “Maximum Impervious Coverage” from 95% to 80%, seconded by Leinwand. Motioned failed 3/3, with Barker, Norcini and Turner opposed.

Pg. 9 Ahr motioned to accept the definition/description of the Conestoga Rd Sub-District, Seconded by Norcini. Motion carried unanimously.

Ahr motioned to change “Off-Street Parking” to “Off-Street Parking Lot” (under Land Use). There was no second and the motion was lost.

Pg. 11 Ahr motioned to accept the definition/description of Rosemont Business Campus Sub-District, seconded by Turner. Motioned carries unanimously.

Pg. 12 Turner motioned to accept the definition/description of Park & Open Space Sub-District, Seconded by Ahr. Motion carried unanimously.

Leinwand motioned to accept the additions of “Picnic Pavilion” (under Land Use) and “Storage Shed” (under Accessory Uses), seconded by Turner. Motion carried

unanimously.

Pg. 13 Barker motioned to strike “vending machines” and “self-service station” from the last sentence in Item B, and to add a sentence at the end of the paragraph to read “No vending machines shall be located beyond the front yard setbacks”, seconded by Turner. Motion carried unanimously.

Pg. 15 Ahr motioned to accept the new Item C, “All residential garages shall be located in the rear yard”, seconded by Leinwand. Motion carried unanimously.

SALDO

Pg. 1 Ahr motioned to accept the deletion of the word “redevelopment” and the addition of the word “Land” in the first sentence of Section 255.92 (Site Amenity Requirements), Seconded by Leinwand. Motion carried unanimously. Norcini abstained.

Pg. 2 Ahr motioned to accept the addition of the word “offset” under Section 255.94 (Steertlight, Parking Lot and Exterior Light Standards), Item A.2, seconded by Turner. Motion carried unanimously.

Pg. 3 Ahr motioned to change “10” feet in width to “9 ½ “ feet in width for parking spaces Under Section 255.98 (Parking Standards), Item A.2, seconded by Turner. Motion Carried unanimously.

Adjournment

At 12:03 am Ahr moved to adjourn the meeting, the motion was seconded by Leinwand and the motion carried unanimously and the meeting was adjourned.

Respectfully submitted,
James Cunilio,
GHSC Secretary