

## **MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR MAY 20, 2008**

**The Garrett Hill Steering Committee (GHSC) met on Tuesday, May 20, 2008 at the Radnor Township Building at 301 Iven Road, St. Davids, 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 Jerry O'Connor. Not present was Committee Members Le Turner, Rick Eulo and Bob Adams. Members of the public were present.

### **Call to Order**

The meeting was called to order by Barker at 7:12 pm.

### **Pledge of Allegiance**

Barker led the Committee 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 the Minutes**

O'Connor moved to approve the proposed Minutes of the May 6, 2008 Meeting and was seconded by Ahr. No discussion was held and the Minutes were approved as submitted.

O'Connor moved to approve the proposed Minutes of the May 13, 2008 Meeting and was seconded by Ahr. No discussion was held and the Minutes were approved as submitted.

### **Announcements**

Barker announced that the Radnor Preservation coalition would meet on June 10<sup>th</sup> at 7 pm in the Radnor Township Building.

Barker announced that the GHSC would meet with members for the Radnor Township Staff the next morning, May 21, 2008 at 8 am to discuss the most recent draft of the Zoning Ordinance.

### **Report of Officers**

None

### **Report of Working Groups**

None

### **Unfinished Business**

Barker gave a brief description of the Overlay Subdistricts, including the Garrett Avenue A subdistricts (neighborhood) and the Garrett Avenue Subdistrict B (mixed use).

The Committee then reviewed and voted on each page of the Zoning Overlay, as follows:

**Page 1** Barker moved to delete "primarily" in the first sentence in the definition of "Bar" and was seconded by Norcini. Committee and public discussion. The question was called and the motion approved unanimously. Ahr moved to strike the last sentence in the definition of "Bar" but there was

no second. Norcini moved to approve page 1 with the previous change, was seconded by O'Connor and was approved unanimously.

**Page 2** There were no changes proposed by the Committee members. Norcini moved to approve page 2, was seconded by O'Connor and page 2 was approved unanimously.

**Page 3** Norcini moved to change "automobiles" to "motor vehicles" in the definition of "off-street parking" and "on-street parking", this was seconded by O'Connor and was approved unanimously after brief discussion. There being no further changes from the Committee members, Norcini moved to approve page 3 as changed, it was seconded by O'Connor and the motion was approved unanimously.

**Page 4** Barker moved to change the last sentence in the definition of "restaurant, full service" to now read "take-out, delivery and catering services may also occur. Sale of alcoholic beverage are ancillary to the overall establishment". This was seconded by Cunilio. After brief discussion, the motion was approved unanimously. Norcini moved to strike in the definition of "restaurant, limited-service, carry-out" and was seconded by O'Connor. After discussion, the question was called and the motion was approved unanimously. Norcini moved to add to the sentence defining "set back" the following: "... as defined on page 2" and was seconded by O'Connor. After brief discussion this motion was approved unanimously. There being no further changes, Norcini moved to approve page 4 with the approved changes and was seconded by O'Connor and was approved without discussion.

**Page 5** There being no changes proposed by the Committee Members, O'Connor moved to approve this page as drafted and was seconded by Ahr. There being no discussion, the motion was approved unanimously.

**Page 6** Barker moved to change the heading Garrett Avenue Sub-District "A" to "Garrett Avenue Neighborhood Sub-District" and was seconded by O'Connor. This motion was approved unanimously without discussion. Barker moved to change the setback from five feet to three feet under the Building Line & Setbacks for "Other Side" and was seconded by Norcini and the motion was approved unanimously. Norcini moved to delete in its entirety the maximum setback for the Front Building Line and was seconded by Cunilio. After discussion the question was called and the motion failed unanimously. Norcini moved to increase the maximum width from 30 feet to 50 feet for "Building Size" under "Building Height & Roof Lines" and was seconded by Cunilio. After discussion, the question was called and the motion failed five to one, with Norcini voting in favor. Norcini moved to increase the maximum lot width from 50 feet to 75 feet and there was no second. Norcini moved to delete "home occupation" under the heading "accessory uses" and was seconded by O'Connor. After discussion the question was called and the motion failed unanimously. There being no further changes, Ahr moved to accept page 6 with the previous changes, it was seconded by Cunilio and the motion was approved unanimously.

Matt Bauman and the Radnor Township staff gave an overview of the how and the when the new overlay districts will take effect.

**Page 7** Norcini moved to reduce the maximum length under the heading "Building Size" from 80 feet to 75 feet and was seconded by Ahr. After discussion the question was called and the motion failed five to one, with Norcini in favor. Ahr moved to change "off-street parking" under the heading "land use" to read "off-street surface parking" and was seconded by Cunilio. After Committee and public discussion the question was called and the motion was approved four to two, with Norcini and O'Connor opposing. There being no further changes, O'Connor moved to accept page 7 with the one change and was seconded by Cunilio and the motion was approved unanimously without discussion.

**Page 8** Barker moved to change the maximum impervious coverage from 95% to 100% under the heading "lot development standards" and was seconded by Norcini. After Committee and public discussion the question was called and the motion failed unanimously. Barker moved to change the story limitation for Roof Lines under the heading "building size" from three stories to two and a half

stories and was seconded by Cunilio. After committee and public discussion, the question was called and the motion was approved unanimously. Barker moved to include “wet cleaner” under Primary Uses under the heading “land use” and was seconded by Ahr. After committee and public discussion the question was called and the question was approved unanimously. Ahr moved to approve page 8 with the changes, was seconded by Norcini and the motion was approved unanimously.

**Page 9** Barker moved to change the front building line under the heading “Set backs” from 70 feet to 90 feet and was seconded by O’Connor. After discussion, question was called and the motion was approved unanimously. There being no further changes for this page, Norcini moved to accept this page with the one change, she was seconded by O’Connor and the motion was approved unanimously.

**Page 10** Barker moved to change the side and rear set back from 50 feet to 75 feet and was seconded by Norcini. After discussion the motion was approved unanimously. Barker moved to change the maximum building coverage to decrease the maximum building coverage from 10 % to 5% and was seconded by Cunilio. After Committee and public discussion, the question was called and the motion was approved unanimously. There being no further changes, O’Connor moved to accept page 10 with the changes noted, was seconded by Ahr and the motion was approved unanimously.

**Page 11** Barker moved to add after “A under the heading “Special Regulations for the GHOD” a section on “Accessory structures and was seconded by Cunilio. After committee and public discussion, this motion failed unanimously. Barker moved to add Section “B” under the heading “Special Regulations for the GHOD” to read “No permanent or temporary storage of merchandise, articles or equipment shall be permitted outside a building. No goods, articles or equipment shall be offered for sale beyond the front yard setback. All items displayed outside the premises must be stored inside the building after business hours. No vending machines, kiosks, newspaper standards, self-service station or similar use shall be allowed outside of any building.” and was seconded by Cunilio. After Committee and public discussions the motion was approved unanimously. Barker moved to add paragraph “E” under the heading “Special Regulations for GHOD to read “Accessory structures shall be uninhabited” and, after committee and public discussion, the motion was approved unanimously. Barker moved to change under paragraph B 1” under the heading “home occupations” the hours from 7 am to 9 pm to 8:30 am to 8 pm and was seconded by Cunilio. After committee and public discussion the question was called and the motion was approved unanimously. There being no further changes, O’Connor moved to accept page 11 with the changes, was seconded by Ahr and the motion was approved unanimously.

**Page 12** Norcini moved to change paragraph B (6) under the heading “on-street, off-street parking and loading requirements” from one space per 150 square feet of floor area to 1 space per 100 feet per of square area and was seconded by Cunilio. After Committee and public discussion the question was called and the motion failed unanimously. Norcini moved to change paragraph B(11) under the heading “on-street, off-street parking and loading regulation” from “one space per 100 feet to one space per 150 feet and was seconded by Cunilio. After committee and public discussion, the question was called and the motion was approved unanimously. Barker moved to have paragraph B(12) under the heading “on-street, off-street parking and loading requirements” to read “daycare Center” and was seconded by Cunilio and the motion was approved unanimously. Ahr moved to accept page 12 as changed, was seconded by Norcini and the motion was approved unanimously.

**Page 13** Barker moved to change shared parking for a Bar from 70% to 100% on Mondays through Fridays between 12 am and 8 am and was seconded by O’Connor. After committee and public discussion the motion was approved unanimously. Norcini moved to changed shared parking for commercial from 80% to 60% Monday through Fridays between 6 pm and 12 and was seconded by Ahr. After committee and public discussion the motion was approved unanimously. O’Connor moved to accept page 12 with changes, was seconded by Ahr and the motion was approved unanimously.

**Page 14** Norcini moved to delete “stockade” in the phrase “trash collection area shall be enclosed by a fence...” under the heading “mechanical, electrical equipment and trash”, was seconded by Cunilio and the motion was approved unanimously. Barker moved to add after the sentence “chain link and stockade fencing shall not be used as a dumpster screen. The sentence “gate and enclosures shall be maintained by business operators” under the heading “mechanical, electrical equipment and trash and was seconded by Cunilio and was approved unanimously. O’Connor moved to accept page 14 with the changes, was seconded by Norcini and was approved unanimously.

**Page 15** Norcini moved to delete paragraph “N” and was seconded by Ahr. After Committee and public discussion, the motion failed 4 to 2, with Norcini and O’Connor voting yes. O’Connor moved to add “neon” to paragraph “J”, was seconded by Cunilio and the motion was approved unanimously. Cunilio moved to change “Township Fire Chief” to “Township Fire Marshall” in paragraph “B” under the heading “Special Exception Uses”, was seconded by Norcini and the motion was approved unanimously. As there being no further changes to this page, Cunilio moved to approve page 15 with the changes, was seconded by Norcini and the motion was approved unanimously.

**Page 16** There being no changes, Norcini moved to accept page 16 as submitted, was seconded by Cunilio and the motion approved unanimously.

**SALDO, Page 1** O’Connor moved to accept page 1 as submitted, was seconded by Norcini and the motion was approved unanimously.

**SALDO Page 2** Norcini moved to amend paragraph “E” under the heading “sidewalk design standards” from 24 inch by 24 inch to 12 inch by 12 inch and was seconded by Cunilio. After Committee discussion the question was called and the motion failed five to one, with Norcini voting yes. There being no further changes to this page, Ahr made a motion to accept Page 2 as submitted, was seconded by Cunilio and the motion was approved unanimously.

**SALDO Page 3** Barker made a motion to change a paragraph “B.1” under the heading “Parking Standards” and was seconded by Cunilio. After committee discussion, the motion was withdrawn. There being no further changes made to this page, Cunilio made a motion to accept page 3 as submitted, was seconded by Ahr and the motion was approved unanimously.

**SALDO Page 4** There being no changes to this page, Cunilio moved to accept it as submitted, was seconded by Norcini and the motion was approved unanimously.

**SALDO Page 5** Since there were no changes proposed, Cunilio moved to accept page 5 as submitted, was seconded by Norcini and the motion was approved unanimously.

## **New Business**

Barker reminded the Committee members that the GHOD phone list had been distributed to them and that they were responsible for calling each of the business owners for GHSC meetings.

## **Adjournment**

At 11:19 pm O’Connor moved to adjourn the meeting, the motion was seconded by Cunilio and the motion was approved unanimously.

Respectfully submitted,  
James Cunilio,  
GHSC Secretary