

## **MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR OCTOBER 21, 2008**

**The Garrett Hill Steering Committee (GHSC) met on Tuesday, October 21, 2008 at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 for its scheduled weekly 7 pm meeting.**

Present were Chair Rick Barker, and Vice Chair Phil Ahr, Committee members Betty Lou Norcini, Nancy Leinwand, Jerry O'Connor, Rick Eulo, and Le Turner. Secretary Jim Cunilio was not present. Robert Loeper and Matt Baumann of the Radnor Township Staff, Commissioner John Fisher and members of the public were present.

### **Call to Order**

The meeting was called to order by Barker at 7:10 pm.

### **Pledge of Allegiance**

Barker led the Committee Members and the public in the Pledge of Allegiance.

### **Adopting the Agenda**

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

### **Approving Minutes**

Barker and Norcini offered edits to the proposed Minutes for the October 17, 2008 Meeting. O'Connor moved to approve the proposed Minutes with the edits as discussed and was seconded by Ahr. Discussion was held and the edited Minutes were approved unanimously.

### **Announcements**

Chair Barker announced upcoming meetings:

- Garrett Hill Executive Committee (GHEC) Wednesday, October 22, 2008, 7:30 pm at Radnor Methodist Church
- GHSC meeting held on Thursday, October 16, 2008, can be seen on Radnor Channel 21 at 2:00 AM, 8:00 AM and 2:00 PM on Wednesday October 22, 2008
- BOC – Monday, October 27, 2008 at the Township Building)

### **Report of Officers**

Chair Barker reported that he had spoken with the President of the Radnor Township School Board, John McMeekin, about the RTSD-owned property known as Emlen Tunnell Field. Mr. McMeekin asked that the Radnor BOC postpone the vote scheduled for October 27, 2008 for adoption of the GHZD documents until the School Board had more time to address the rezoning of Tunnell Field to Parks and Open Space. In the discussion, Mr. McMeekin offered the assurance that the RTSD had no plans to develop or sell the property now or in the foreseeable future.

## **Report of Working Groups**

None

## **Public Participation**

No public participation occurred at this point in the meeting.

## **Unfinished Business**

Marian Hull of URS presented the Steering Committee's recommended changes to the Garrett Hill Zoning and SALDO documents. She covered subjects such as attached structures, issues dealing with the Rosemont Business Campus. Chair Barker also added items to be clarified in the SALDO. A motion to adopt the revisions was introduced by O'Connor and seconded by Turner. The motion was called to vote and passed unanimously. Marian Hull will add the revisions to the documents and forward to Barker for presentation to the BOC in time for their review prior to the voting on October 27, 2008

Hull also presented responses to the Radnor Township staff's recommendations to the GHSC dated October 17, 2008.

A motion was introduced by Ahr to use the previous Steering Committee 35' height limitation for the Conestoga Road Sub-District and to remove the two and one-half story designation for all sub-districts. The motion was seconded by Norcini and passed unanimously.

## **New Business**

Robert Loeper of the RT Staff presented an explanation about his October 17, 2008 memo regarding recommendations to the GHSC for the GHZD. Mr. Loeper gave a history of the origination of the memo noting that he had a session with Matt Baumann and Steve Bajus (representing members of the GH business community).

Barker then went through the Loeper memo item by item to fully discuss and address the recommendations. Upon completion, Barker introduced a motion to:

- adopt # 3
- adopt #4 amended to read: Terminate the eastern boundary of the GH-BC (Business Campus) district at its southeastern boundary;
- adopt #5 amended to read: Terminate the Northern boundary of the GH-N (Neighborhood) district at the railroad tract property to the North;
- add #5a: Where any given district abuts a public street, the district's borders shall be the centerline of the public street;
- adopt #8;
- adopt #10 amended to read: Clarify that the accessory structure setback is 5 feet adjacent to commercial in Conestoga Road and Garrett Avenue districts.

The motion was seconded by Ahr and passed unanimously.

### **Public Participation**

Members of the public made comments on the GHZD process to this point, on issues pertinent to their properties or businesses and on the overall concept of the GHZD, its conception, actions, and readdressed some of the issues raised at previous meetings. GHSC Chair Barker responded to each issue. GH Coalition Chair Patti Barker noted that the Garrett Hill re-zoning process began with the initial proposal to the RT BOC meetings slightly over one year ago.

### **Adjournment**

At 9:40 PM O'Connor moved to adjourn the meeting, the motion was seconded by Eulo. The motion carried unanimously and the meeting was so adjourned.

Respectfully submitted,  
Rick Eulo and Rick Barker for James Cunilio,  
GHSC Secretary