

MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR OCTOBER 7, 2008

The Garrett Hill Steering Committee (GHSC) met on Tuesday, October 7, 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 Committee members Betty Lou Norcini, Nancy Leinwand, Jerry O'Connor, and Rick Eulo. Matt Baumann of the Radnor Township Planning Staff as well as members of the public were present.

Call to Order

The meeting was called to order by Barker at 7:15 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 Norcini. No discussion was held and the Agenda was approved unanimously.

Approving Minutes

Barker and Norcini offered edits to the proposed Minutes for the September 30, 2008 Meeting. O'Connor moved to approve the proposed Minutes with the edits as discussed and was seconded by Eulo. No discussion was held and the edited Minutes were approved unanimously.

Public Participation

Nick Albrecht, 111 Garrett Avenue requested to speak early due to commitments at home. He expressed concern that the GHZD plan will increase his tax liability, reduce his property value, and that he has not been adequately informed. He was unable to remain at the meeting to receive further information or assurances.

Announcements

Barker announced upcoming meetings:

- GHEC Wednesday, October 8, 2008, 7:30 pm at Radnor Methodist Church
- GHSC Thursday, October 16, 2008, 7:00 pm at Radnor Methodist Church (GHSC discussion of GHZD issues that have been raised in prior meetings)
- GHEC Friday, October 17, 2008, 7:30 pm at Radnor Methodist Church
- GHSC, Tuesday, October 21, 7:00 pm at Radnor Township Municipal Building, (GHSC formulation of recommendations to the BoC regarding GHZD)
- GHEC, Wednesday, October 22, 7:30 pm at Radnor Methodist Church
- Radnor Board of Commissioners, Monday October 27, 7:00 pm Radnor Township Municipal Building (BoC vote on the GHZD)

Report of Officers

None.

Report of Working Groups

None

Unfinished Business

Marian Hull of URS reviewed the GHSC's approach to the development of the new zoning and SALDO documents reviewing the community's concerns about parking, traffic, stormwater runoff, and limitations to redevelopment. She made a presentation concerning the GHZD zoning, focusing on the current zoning vs. new provisions in each of the GHZD subdistricts. She reviewed the late changes to the document that relate to the treatment of the Rosemont Business Campus. She then discussed the possibilities for redevelopment in three different GHZD lots in the different sub-districts.

Public Participation

Property and business owners attending the meeting raised some questions. Ray Santacroce asked about the possibility of extending the third story of his property. Jay Hemcher questioned why the Hemcher property was included in the new zoning district since it does not front on Conestoga Road. Andy Tillman asked about the documentation and committee understanding of his property which may be two separate lots with one development at present. Ken Norcini asked if the required setbacks, limits to impervious coverage, etc. do not already preclude excessive building scale at 35 feet of height and if so, why would the plan restrict the building height to 30.'

Steve Bajus asked if a subdivided lot at 852-854 Conestoga Road would be good development for Garrett Hill. He questioned whether the proposed shared parking arrangements are enforceable. He asked for clarification of the site amenities trigger. He asked how the Garrett Hill Community Enhancement Trust will work and when it will get started. He asked for clarification of which GHZD provisions apply to the Rosemont Business Campus. Bajus expressed concern about parking ratios and specifically what his property is expected to provide. He dislikes the maximum lot size and the fact that lot consolidation is limited.

John Collins asked if the document is still open to change and what is the process. He is concerned about the limitation of the possibility of lot consolidation. Sumanth Joseph drew a contrast between the GHZD and the R-5 zoning as it exists north of the Route 100 tracks, a zoning classification in which lot consolidation is permitted and building design standards and lot use are less restrictive. He also asked if the 30' height requirement is appropriate; he feels that his current building height is greater. He claims loss of the use of his property if the impervious coverage is restricted to 40% (Garrett Avenue Neighborhood Sub-district). Andy Tillman asked why the plan will not allow expanded lot widths on Garrett Avenue and notes that the GHZD sets standards to preserve Garrett Hill, not to change it. He asked how the GHZD can limit property length (i.e. lot width), building width, and building height in the Conestoga Road Sub-district. He asked if Wayne has a 42' height allowance, why not Garrett Hill? Sumanth Joseph asked whether a 75% teardown will invoke the site amenities. Ken Norcini asked if rebuilding a house on the same lot will trigger site amenities.

New Business

None

Adjournment

At 9:35 pm O'Connor moved to adjourn the meeting, the motion was seconded by Leinwand. The motion carried unanimously and the meeting was so adjourned.

Respectfully submitted,
Nancy Leinwand for James Cunilio,
GHSC Secretary