

MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR MAY 12, 2009

The Garrett Hill Steering Committee (GHSC) met on Tuesday, May 12, 2009 in the Radnorshire Room in the Radnor Township Building, 301 Iven Road, St. Davids, Pennsylvania for a meeting scheduled for 7 pm. Present were Chair Rick Barker, Vice Chair Phil Ahr, Secretary Jim Cunilio and Committee Members Nancy Leinwand, Jerry O'Connor, Rick Eulo, and Bob Adams. Not present were Committee Members Betty Lou Norcini and Le Turner. Members of the public were present, including Commissioner John Fisher.

Call to Order

Barker called the meeting to order at 8:05 pm.

Pledge of Allegiance

Barker led the Meeting in the Pledge of Allegiance.

Adopting the Agenda

O'Connor moved to adopt the Agenda as submitted and the motion was seconded by Adams. No discussion was held and the motion was approved unanimously.

Approving the Minutes

Cunilio moved to approve the Minutes from the GHSC Meeting from April 14, 2009 and was seconded by Ahr. The Minutes were approved unanimously without discussion.

O'Connor moved to approve the proposed Minutes for the GHSC Meeting for April 28, 2009, with edits and was seconded by Cunilio. The motion was approved unanimously without discussion.

Announcements

Barker announced that the Garrett Hill Executive Committee would meet on Wednesday, May 13, 2009 at 7:30 pm at the Radnor United Methodist Church.

Barker announced that the Radnor Township Zoning Committee would meet on Thursday, May 21, 2009 at 7 pm at the Radnor Township Building.

Barker announced that the Radnor Township Board of Commissioners will meet on Tuesday, May 26, 2009 at 7 pm at the Radnor Township Building.

Barker announced that the Radnor Township Planning Commission would meet on Monday, June 1, 2009 at 7 pm at the Radnor Township Building.

Report of Officers

None

Report of Working Groups

None.

Old Business

The following Motions were made with regard to the issues raised by the business owners to the Garrett Hill Zoning District. They are numbered to correspond to the item numbers from the February 20, 2009 Marian Hull Memo to the Steering Committee.

5. Eulo moved to amend Section 280-49.12 On Street, Off Street Parking and Loading Requirements, to ADD “#11. Studio- one space per 285 square feet of floor area”.

There was no committee or public discussion and the *motion was approved unanimously*.

24. Ahr moved to amend Section 280-49.8 to CHANGE the maximum height for flat-roofed buildings from 30 feet to “35 feet” and was seconded by Cunilio. After Committee discussion and no public discussion the *motion failed* 1 to 5, with Ahr in favor and Cunilio, Leinwand, O’Connor, Adams and Eulo opposed.

10B. O’Connor moved to amend Section 280-49.6 GH-N, Section 280-49.7 GH-GA and in Section 280-49.8 GH-CR to ADD the footnote “The square footage of the third story of any building shall not exceed 60% of the square footage of the second story.” AND to add the definition to Section 280-49.5 Definitions, “Story – that part of a building or structure between any floor and the floor or roof next above.” Eulo seconded the motion. There was Committee discussion but no public discussion. The *motion was approved* 5 to 1, with Cunilio, Leinwand, O’Connor, Eulo and Adams for and Ahr opposed.

18. Ahr moved to amend Section 280-49.7 to CHANGE the maximum height with pitched roof from 30 feet to “35 feet” . *There was no second and the motion was not considered.*

19. Ahr moved to amend 280-49.7 to CHANGE the maximum height with flat roof from 25 feet to “30 feet” but there was *no second and the motion was not considered.*

10. Ahr moved to amend Section 280-49.6 GH-N building height and roofline to CHANGE “not to exceed 30 feet” to “not to exceed 35 feet” but *there was no second and the motion was not considered.*

53A. Eulo moved to amend Section 255.92 B to CHANGE “The amenities shall be installed by the applicant or, at the discretion of the Township, the cost for such installation shall be escrowed in a Township fund or a Township-approved trust fund dedicated to GHZD improvements, provided that the applicant shall not be required to spend more than 5% of the cost of improvements for the site amenities” TO “The amenities shall be installed by the applicant or, by agreement between the Township and the Property Owner, the cost for such installation shall be escrowed in a Township fund or a Township-approved trust fund dedicated to GHZD improvements, to be held until applied to the installation of site amenities on the property for which the installation was deferred. The applicant shall not be required to spend more than 5% of the cost of improvements for the site amenities.” Cunilio seconded the motion. There was no Committee or public discussion and the *motion carried* 6 to 0.

54. O’Connor moved to amend Section 255-94 B 1 to ADD the words “for the GH-N, GH, GA, GH, CR, GH-OS Districts and 20 feet for the GH-BC Districts” after “fixture height shall not be higher than 12 feet” and was seconded by Cunilio. There was no Committee or public discussion and the *motion carried* 6 to 0.

54 A. In Section 255.94 B 2, Adams moved to CHANGE “for lighting that abuts a residential property, a shield shall be used to deflect light away from the property” TO “Shields shall be used to deflect light away from the adjacent properties so that no direct light from the filament, bulb or lens is visible from outside the proerty.” O’Connor seconded the motion. There was no Committee or public discussion and the *motion carried* 6 to 0

55. Leinwand moved to amend Section 255.97 E to CHANGE “whenever there is an existing curb cut, the sidewalk material (concrete, brick, etc.) shall be extended to promote pedestrian continuity along the sidewalk” TO “Whenever there is an existing curb cut, the sidewalk material and design (concrete, brick, etc.) shall be extended to promote pedestrian continuity along the sidewalk. A terra-cotta colored brick pattern that is stamped

into newly laid concrete to match the adjoining sidewalk in color, texture and pattern is also acceptable.”
O’Connor seconded the motion. There was no Committee or public discussion and the *motion carried* 6 to 0.

60. In Section 255.101, O’Connor moved to ADD C that will read, “The Township shall be responsible for emptying these receptacles” and was seconded by Eulo. There was no Committee or public discussion and the *motion carried* 6 to 0.

61. In Section 255.102 A, Cunilio moved to ADD “by the Township” after the words “Wayfinding signage to aid in finding locations for parking and the Route 100 station shall be installed and maintained.” O’Connor seconded the motion. There was no Committee or public discussion and the *motion carried* 6 to 0.

At this point Adams left the Meeting.

New Business

After Committee discussion, there was consensus that the next GHSC meeting would be held on Wednesday, May 20, 2009 at 7 pm at the Radnor United Methodist Church.

There was also consensus that there would be email and telephone exchanges on reassembling the Memo.

Adjournment

At 9:20 pm O’Connor moved to adjourn the Meeting and was seconded by Ahr. The Motion carried unanimously without discussion.

Respectfully submitted,
James Cunilio,
GHSC Secretary