

MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR JULY 8, 2008

The Garrett Hill Steering Committee (GHSC) met on Tuesday, July 8, 2008 at the Radnor United Methodist Church, 930 Conestoga Road, Garrett Hill, PA 19010 for its scheduled weekly 7 pm meeting. Present were Chair Rick Barker, Vice Chair Phil Ahr, Committee members Nancy Leinwand, Betty Lou Norcini, and Jerry O'Connor. Not present were Committee Members Bob Adams, Jim Cunilio, Rick Eulo, and Le Turner.

Call to Order

The meeting was called to order by Barker at 7:40 pm.

Adopting the Agenda

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

Approving Minutes

O'Connor moved to approve the minutes with edits from the July 1, 2008 meeting and was seconded by Norcini. No discussion was held and the minutes were approved unanimously.

Announcements

Barker announced that he will make a brief presentation of GHOD to the Implementation Committee at their meeting on Thursday, July 10 at 6:00 pm in the Radnorshire Room at the Municipal Building.

The GHSC will present the GHOD plan and documents to the Radnor Township Board of Commissioners on July 21. On that date the GHOD ordinances will be referred to the RT Planning Commission. The GHSC will make a presentation to the RT Planning Commission on August 4 and take questions.

Barker requests confirmation of GHSC members' attendance at the meetings mentioned above.

Report of Officers

None.

Report of Working Groups

Parking group –Barker reported that Marian Hull has written changes to the parking requirements but that the figure for calculating the required parking for a bar is not resolved yet. Committee members will continue to work on measuring the square footage and determining the best formula for setting the parking requirement for a bar.

Norcini reported that the model number that corresponds to the trash receptacle currently situated at Garrett Avenue and Conestoga Road is a Victor Stanley, Ironsites Series S-42. Committee members concur that the trash receptacle color should match that of the streetlights.

Leinwand reported that a salesperson from the street lighting supplier Holophane has referred our request to an associate that works with municipalities. He provided a new catalogue that concentrates on municipal street lighting.

Public Participation

Public participation included focused on the trigger for amenities and on parking requirements. Sarah Pilling noted that the GHOD Master Plan Implementation Strategy makes no mention of a crosswalk to be installed at the Rosemont Business Campus crossing.

Unfinished Business

The Committee next reviewed the changes to the SALDO, Zoning, and Master plan, some in light of the comments of GHSC counsel William Ewing as follows:

MASTER PLAN, July 2, 2008

p. 35, under Eastern Gateway – SEPTA Rock Slope Improvements - Ahr moved to add a bullet point after “Welcome sign” that reads “Textured crosswalk from the Rosemont Business Campus to Summit Terrace.” O’Connor seconded the motion, there was no discussion, and the motion passed unanimously.

Ahr moved to change the word “church’ in all the GHOD documents to read “house of worship.” O’Connor seconded the motion. There was no discussion. The motion passed with Norcini abstaining.

Barker reminded the committee members to review the Master plan revisions and action plan carefully for final consideration next week.

SALDO, July 2, 2008

Page 1, **§255.92. Site Amenity Requirements, B.** - Ahr moved to add the following phrase at the end of the section: “...at the discretion of the Township, provided that the applicant shall not be required to spend more than 5% of the cost of improvements.” Norcini seconded. The committee will consider including a definition of ‘improvements’ in the SALDO. The question was called and the motion passed unanimously.

Page 1, **§255.93. Tree Design Standards, B.** – Norcini moved to include at the end of the section, “ , or as approved by the Shade Tree Commission.” Ahr seconded, no discussion, the motion passed unanimously.

Page 5, **§255.101. Trash Receptacle Standards, A.** – Ahr moved to replace the words “in black” with “in a color to match the streetlight standard”. O’Connor seconded, there was no discussion, and the motion passed unanimously.

ZONING, July 2, 2008

Page 1, **§280.49.5 Definitions, ACCESSORY USE** – Ahr moved to change “entirely” to “customarily”. O’Connor seconded. There was no discussion. The motion passed unanimously.

Barker will discuss with Marian Hull concerning deleting the definitions for ATTIC and on Page 2 - BUILDING FOOTPRINT.

BAR - Ahr moved to strike the last sentence of the bar definition. There was no second. Barker will ask Marian Hull about the rationale for the phrase concerning entertainment in the bar definition.

Page 2 - BUILDING WIDTH – Ahr moved to add the phrase “parallel to the cartway” at the end of the definition. Norcini seconded. There was no discussion. The motion passed.

O’Connor moved to insert a definition for BUILDING LENGTH into the section, identical to the definition for BUILDING WIDTH, except ending with the phrase “perpendicular to the cartway.” Ahr seconded the motion. Discussion clarified the reason for including the definition. The motion passed unanimously.

DEMOLITION – In consideration of the recommendation of Bill Ewing, Ahr motioned to change the definition to read “80 per cent” in place of the current “100 percent.” Leinwand seconded. There was no discussion and the motion carried with Norcini opposed.

Barker will check with Marian Hull about the definition for DOMICILIARY CARE UNIT.

Page 3, OFFICE, PROFESSIONAL - Ahr moved to change “realtor” to “real estate agent” and to delete the word “miscellaneous” before “professionals”. O’Connor seconded. The motion passed unanimously.

Ahr further moved to include “psychologist” after “attorney” in the definition. Norcini seconded. There was no discussion and the motion passed unanimously.

RESTAURANT – Norcini moved to accept the definition as revised by Marian Hull. Ahr seconded the motion. There was no discussion and the motion passed unanimously.

Page 11, §280.49.11 **Special Regulations for the GHOD**, A. Ahr moved to add a new sentence to the paragraph: “Architectural offsets shall not be closer to the street than the building line.” O’Connor seconded the motion. There was no discussion and the motion passed unanimously.

B. second sentence - Ahr moved to delete the word “beyond” and replace it with “in the”. O’Connor seconded the motion. There was no discussion and the motion passed unanimously.

D. Ahr moved to add a sentence at the end of the paragraph: “This shall not apply to uses provided in the Parks and Open Space Sub-District.” Leinwand seconded the motion. There was no discussion and the motion passed unanimously.

Committee members compiled a list of items for voting at the next GHSC meeting.

New Business

None

Adjournment

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

Respectfully submitted,
Nancy Leinwand for James Cunilio,
GHSC Secretary