

MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR JUNE 17, 2008

The Garrett Hill Steering Committee (GHSC) met on Tuesday, June 17, 2008 at the Radnor Township Building, 301 Iven Avenue, 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, Rick Eulo, Le Turner and Jerry O'Connor. Not present was Committee Member Bob Adams. Members of the public were present, as was Matt Baumann of the Radnor Township staff and Commissioner John Fisher

Call to Order

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

Adopting the Agenda

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

Approving Minutes

Ahr moved to approve the minutes from the May June 10, 2008 meeting and was seconded by Cunilio. No discussion was held and the minutes were approved unanimously.

Announcements

Barker announced that all members of the Garrett Hill Steering Committee who are available will meet with Matt Baumann and Bob Loeper this Thursday, June 19, 2008 at the Radnor Township Building at 8 am to discuss the most recent draft of the Zoning Ordinance and SALDO.

Barker announced that there will be a community meeting with the Planners next Tuesday, June 24, 2008 at 7 pm at Radnor United Methodist Church to discuss the Master Plan, the Zoning Ordinance and SALDO. The GHSC will then meet with the Planners Wednesday, June 25 at 7 PM for the final time to make final edits in the Master Plan, Zoning Ordinance and SALDO before they are presented to the Radnor Township Board of Commissioners.

Report of Officers

None.

Report of Working Groups

O'Connor reported on his assigned task of "Who pays for what in Wayne?". He reported that he was unable to determine if ATT received any *quid pro quo* for the use of its parking lot. Barker asked Baumann if he had information on this and Baumann stated that there are 105 spaces in this lot and in 1998 or 1999, when ATT was downsizing its operation in Wayne, Radnor Township approached ATT about using the lot. An annual lease was entered between ATT and Radnor Township whereby ATT is paid \$1.00 per year and Radnor Township assumes all liability for use of the lot. It is primarily the restaurants on North Wayne Avenue who pay a fee of \$20.00 per month to Radnor Township for each space to accommodate their parking requirements. Baumann did not know if Radnor Township taxes on the lot were waived during the time that the lease is in effect.

Norcini reported that she is waiting for a call to confirm the model numbers for the trash containers now being used in Garrett Hill.

Leinwand reported that has been talking to Jim Campbell about the most appropriate lighting standard for Garrett Hill.

Eulo reported that he requested and received the by-laws of the Radnor Community Enhancement Trust and was in the process of reviewing them.

Barker invited public participation on the matters covered thus far in the meeting but there was none.

Unfinished Business

The Committee next reviewed the Zoning and SALDO changes contained in the drafts dated June 17, 2008, as well as the Master Plan, as follows:

ZONING

There was public discussion of the impervious coverage in the Garrett Hill Mixed Use District and Norcini reported that this will be discussed on Thursday when the GHSC meets with the Radnor Township staff.

Page 2- Ahr asked why there were separate definitions for CHILD DAY-CARE CENTER and CHILD DAY-CARE HOME. After Committee discussion and input from Baumann, no motion was made to alter these definitions.

Page 8- Ahr moved to change the Garrett Avenue Mixed Use Sub-district Parking Access Side Setback from 10 to 12 feet for detached structures and was seconded by Norcini. After Committee and public discussion the question was called and the motion was approved unanimously.

Page 9- Norcini moved to approve the changes in the Conestoga Road Sub-district Front Building Line Setbacks and was seconded by Ahr. There was brief Committee discussion and no public discussion. The question was called and the motion was approved unanimously.

Page 9- O'Connor moved to change Conestoga Road Sub-district Parking Access Side Setback from 10 to 12 feet for detached structures, was seconded by Ahr and was approved unanimously without discussion.

SALDO

Page 2- O'Connor moved to accept paragraph C under Section 255.93 and was seconded by Ahr. There was no discussion and the motion was approved unanimously.

Page 2- Norcini moved to delete "1/4 inch" from Section 255.95.E.1 and was seconded by Ahr. There was no discussion and the motion was approved unanimously.

Page 3- Ahr moved to approve the inclusion of a new Section 255.97.C, was seconded by Cunilio and was approved unanimously without discussion.

Page 4- O'Connor moved to adopt the change in Section 255.98.A..2 from 5 feet to 4.5 feet, was seconded by Cunilio and was approved unanimously without discussion.

Page 5- O'Connor moved to approve changes in Section 255.102A..2, 3, & 4 (with deletion of "at curblines" in #3), was seconded by Ahr and was approved unanimously without discussion.

Pages 5 and 6- Ahr moved to amend Section 255.102.A.7, B.4 and C.3 to now read "Bulbouts plus herringbone stamped concrete paving to match the brick borders in color, texture and size for properties at corner locations" and was seconded by Leinwand. After discussion, the question was called and the motion was approved 7-0, with Norcini abstaining.

Page 5- Ahr moved to accept the changes in Section 255.102.B.1, was seconded by O'Connor and was approved without discussion, 7-0, with Norcini abstaining.

Page 6- O'Connor moved to accept the changes in Section 255.102.C.1, was seconded by Turner and was approved without discussion, 7-0, with Norcini abstaining.

MASTER PLAN

There was Committee and public discussion on four edits to the Master Plan proposed by Beverlee Barnes.

- Edit 1 appears at the top of page 4 under the heading HISTORIC & PHYSICAL CONTEXT so that the first sentence reads, “Garrett Hill is the size *and has the overall character* of a small village with a recognizable mixed-use core and surrounding residential areas.”
- Edit 2 appears in the fourth paragraph of page 4, second sentence so that it reads “*They seem to represent a seamless evolution of a small central business node surrounded by many styles and periods of similarly-scaled and homogenously combined housing stock. Garrett Hill exhibits the incremental growth pattern of how villages once grew and have been able to maintain that identity.*”
- Edit 3 appears on page 15 under SCALE OF DEVELOPMENT so that it reads, “There was strong support for maintaining the *traditional* rhythm and scale of development in the Overlay District.”
- Edit 4 appears on page 19 under the heading GATEWAYS and the first paragraph of same has the following sentence added to its end as follows: “*Gateway Signage should incorporate some reference to Garrett Hill’s historic character.*”

Ahr moved to approve these changes, was seconded by O’Connor and the motion was approved unanimously with discussion.

Ahr moved to request Marian Hull to explore adding language in the Master Plan to include design and criteria regarding traditional aspects of the community and was seconded by Eulo. After discussion, the question was called and the motion was approve 7-0, with Norcini abstaining.

New Business

None

Adjournment

At 9:25 pm O’Connor moved to adjourn the meeting, the motion was seconded by Cunilio and the motion carried unanimously and the meeting was adjourned.

Respectfully submitted,
James Cunilio,
GHSC Secretary