

MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR JULY 15, 2008

The Garrett Hill Steering Committee (GHSC) met on Tuesday, July 15, 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, Bob Adams and Jerry O'Connor. Not present was Committee Member Le Turner. 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 7:03 pm.

Adopting the Agenda

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

Approving Minutes

Cunilio moved to approve the Minutes from the July 8, 2008 Meeting and was seconded by Ahr. No discussion was held and the minutes were approved unanimously.

Announcements

Barker announced that the Garrett Hill Master Plan, Zoning and SALDO documents would be presented to the Radnor Township Board of Commissioners at its July 21, 2008 meeting and to the Radnor Township Planning Commission at its August 4, 2008 meeting.

Report of Officers

None.

Report of Working Groups

Leinwand reported that she met with a representative from Holophane, a lighting company. She presented to the Committee materials for two different style lighting fixtures, each in a single fixture format and a double fixture format. The traditional acorned-shape fixture was \$1,427 for a single fixture and \$2,700 for a double fixture. The contemporary style fixture costs \$1,654 for a single fixture and \$2,612 for a double fixture. These costs do not include installation which is approximately \$1,000 per installation. Both styles can be ordered with the cut-off feature, which provides that the light only reflects down. Leinwand also advised that the salesman could develop a street-lighting plan that would help Radnor Township apply for lighting grants but he would need measured engineering drawings to do this and Barker asked Baumann if it was possible to provide this information to the Holophane representative.

Norcini reported that the style of the two trash containers already being used in Garrett Hill is Victor Stanley Ironsites Series Litter Receptacle Model S-42, which has a 36-gallon capacity. Norcini distributed to the Committee a quotation which she had received from the Radnor Township vendor called Recreation Sources, Inc. of Kennett Square, PA and the cost of each receptacle is \$798.00 plus \$273.30 shipping.

At this time there was extensive public participation on a number of topics.

Unfinished Business

The Committee next reviewed drafts of the Master Plan, Zoning and SALDO dated July 2, 2008, as follows:

MASTER PLAN

Page 3- O'Connor moved to amend the first sentence of the second paragraph to now read "The Garrett Hill Steering Committee along with the Garrett Hill Coalition hosted each of the community meetings and the stakeholder interviews conducted as part of the Master Plan in process, was seconded by Cunilio and the motion was approved unanimously without discussion.

Page 4- Eulo moved to delete the word "unfortunately" which begins the third sentence of the third paragraph, was seconded by Cunilio and was approved unanimously without discussion

Page 5- O'Connor moved to amend the first sentence on this page to read "On Garrett Avenue/ Williams Road, Callanan Avenue and Wentworth Lane/ Summitt Terrace, most of the residential architecture is of a cottage style and most commonly of wood construction", was seconded by Ahr and was approved unanimously without discussion.

Page 7- Norcini moved to amend the first sentence of the last paragraph to now read "A possible recommendation along Garrett Avenue would be to place utility lines along the western side of the street underground or to relocate the utility poles to the rear of the properties", was seconded by Eulo and was approved unanimously without discussion.

Page 8- Norcini moved to amend the first sentence of the second paragraph to now read "Another possible recommendation would be to prohibit all but local truck traffic and bus traffic on Garrett Avenue and/or to make all bus and truck traffic one way from Lancaster Avenue to Conestoga Road", was seconded by Cunilio and was approved unanimously without discussion.

Page 10- Cunilio moved to amend the last sentence of the first paragraph to now read "The addition and renovation of curbs and gutters on both sides of the road would also better manage storm water run off, helping to reduce flooding risks as well as providing a significant aesthetic improvement", was seconded by O'Connor and was approved unanimously without discussion.

Page 14- O'Connor moved to amend the first sentence of the Visioning Workshop paragraph to now read: "Going into the Visioning Workshop, the community was very clear that it wants Garrett Hill to remain as it is today- a diverse, tight-knit, mixed-use community with a small-scale neighborhood feel and its business district comprised of locally owned and operated businesses", was seconded by Cunilio and was approved without discussion.

Page 21- Eulo moved to amend the first sentence to now read: "Construction of continuous sidewalks and curbing on the north and south sides of Conestoga Road from Clem Macrone Park to the eastern edge of Rosemont Business Campus and the entrance to the Radnor United Methodist Church" and was seconded by Norcini. After public discussion the question was called and the motion was approved unanimously.

Page 37- Cunilio moved to include the Garrett Hill Enhancement Trust section with the first sentence amended to read: "Create a Garrett Hill Enhancement Trust to facilitate funding and implementation of physical improvements such as site amenities". This was seconded by O'Connor and was approved unanimously without discussion.

Page 38- O'Connor moved to include the Garrett Hill Historic Overlay section. This was seconded by Cunilio and was approved unanimously without discussion.

Page 39- Barker moved to add a bullet point under the heading Garrett Avenue Streetscape, Proposed Improvements to read "Consideration of prohibiting local truck and bus traffic on Garrett Avenue and/or to make all bus and truck traffic one way from Lancaster Avenue to Conestoga Road", was seconded by O'Connor and was approved unanimously without discussion.

Page 39-Barker moved to amend one of the bullet points under the heading Garrett Avenue Streetscape, Proposed Improvements to read "Burying or relocating the electric, phone and cable utility lines to improve pedestrian access on the west side of the street and reduce visual clutter", was seconded by Ahr and was approved unanimously without discussion.

Page 39- Barker moved to add an additional bullet point under the heading Garrett Avenue Streetscape, Proposed Improvements and was seconded by Ahr, regarding crosswalks for Garrett Avenue. After extensive public discussion, O'Connor moved to amend Barker's motion so that the bullet point will read "Installing textured crosswalks across Garrett avenue north and south of the Route 100 bridge to provide for safe crossing", was seconded by Ahr and was approved unanimously without discussion.

Page 39- Leinwand moved to add a bullet point under the heading Conestoga Road Streetscape, Proposed Improvements to read "Installing welcome signs", was seconded by O'Connor and was approved unanimously without discussion.

SALDO

Page 2- Ahr moved to amend Section 255.94 A by adding a number 3 which reads, "Street light poles and fixtures are to be of compatible design throughout the Overlay, unifying the Rte 100 station area and all sub-districts", was seconded by O'Connor and was approved unanimously without discussion.

Page 3 and 6- Ahr moved to change the sidewalk standard in the Garrett Avenue Mixed Use and Neighborhood sub-districts from a 4 foot width to a six foot width to read four foot sidewalks to match the Conestoga Road standard of four feet concrete with two feet herring bone brick and six inch curb, to have 24 inch by 24 inch squares, and to have 24 inch herring bone boarder with a six inch curb and was seconded by Leinwand. After committee discussion the question was called and the motion did not carry since there was a 3 to 3 tie, with Ahr, Leinwand and Eulo voting in favor and Norcini, O'Connor and Adams voting against. There was consensus that the Committee will consider Garrett Avenue sidewalks and streetscape amenities further as time allows.

ZONING

Pages 1 and 2- Barker moved to eliminate the definitions for "ATTIC" and "BUILDING FOOTPRINT" and was seconded by Ahr. After brief committee discussion, the motion was approved unanimously.

Page 1- Ahr moved to eliminate the last sentence in the definition of "BAR" but there was no second and the motion failed.

Page 3- Barker moved to add a definition for "HIP ROOFS", to be defined as "A roof with sloped sides and ends or end" and was seconded by O'Connor. After Committee discussion, Barker moved to amend his motion to include in the footnotes that hip roofs are prohibited in both Garrett Avenue Sub-districts.

Page 2- Ahr moved to amend the percentage tear down required in the definition of "DEMOLITION" from 100% to 60% and was seconded by Cunilio. After extensive Committee and public discussion and comments from Baumann, the question was called and the motion was defeated 4 to 3, with Ahr, Leinwand and Cunilio in favor and Adams, O'Connor, Eulo and Norcini opposed. Ahr moved to amend the percentage tear down required in the definition of "DEMOLITION" from 100% to 75%, was seconded by Cunilio and the motion was approved 4 to 3, with Eulo, Cunilio, Lenwand and Ahr in favor and Adams, O'Connor and Norcini opposed.

Cunilio left the meeting at this time.

Page 11- Under section 280-49.12.A.3, O'Connor moved to amend the standard for medical office use from 1 space per 250 square feet of floor area to 1 space per 150 square feet of floor area, was seconded by Ahr and the motion was approved unanimously without discussion.

Page 11- Under Section 208-49.12.A.8, Barker moved to change the parking standard for bars from 1 space per 50 square feet of floor area to one space per 75 square feet of floor area, was seconded by Ahr and was approved unanimously without discussion.

New Business

None

Adjournment

At 9:41 pm O'Connor moved to adjourn the meeting, was seconded by Leinwand and the motion was approved unanimously and the meeting was so adjourned.

Respectfully submitted,
James Cunilio,
GHSC Secretary