

MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR APRIL 28, 2009

The Garrett Hill Steering Committee (GHSC) met on Tuesday, April 28, 2009 at the Radnor Township Building, 301 Iven Road, St. Davids, Pennsylvania for a weekly meeting scheduled for 7 pm. Present were Chair Rick Barker, Vice Chair Phil Ahr, Secretary Jim Cunilio and Committee Members Betty Lou Norcini, Nancy Leinwand, Jerry O'Connor and Rick Eulo. Committee Member Le Turner and Bob Adams were not present. Members of the public were present along with Commissioner John Fisher.

Call to Order

The meeting was called to order by Barker at 7:14 pm.

Pledge of Allegiance

Barker lead 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 Norcini. No discussion was held and the motion was approved unanimously.

Approving Minutes

The Minutes for the GHSC Meeting from April 14, 2009 were previously e-mailed to the Committee Members but Minutes from a different Meeting were mistakenly distributed this evening so, by consensus it was agreed to postpone the voting on the approval of the Minutes until the next meeting.

Announcements.

Barker read a letter from Roberta Winters which was addressed to the GHSC.

Barker announced that the Garrett Hill Executive Committee would meet tomorrow April 29, 2009 at 7:30 pm at the Radnor United Methodist Church.

Barker announced that the Radnor Township Planning Commission would meet on Monday, May 4, 2009 at 7 pm at the Radnor Township Building.

Barker announced that the Radnor Township Board of Commissioners would meet on Monday, May 11, 2009 at 7 pm in the Radnor Township Building.

Report of Officers

Ahr reported that the walking tour of Garrett Hill sponsored by the Radnor Hill Historical Society, the Radnor United Methodist Church and the Bryn-Rose Civic Association was attended by 84 people.

Report of Working Groups

None.

Old Business

The following Motions were made regarding the issues raised by the business owners to the Garrett Hill Zoning District:

22. Ahr moved to amend Section 280-49.11 E and to add Section 280-49.11F, was seconded by Cunilio, “in the Conestoga Road (GH-CR) District” after “the following standards shall apply to mixed-use structures”

and

In Section 280-49.11, add **F** that will read, “the following standards shall apply to mixed-used structures in the Garrett Avenue (GH-GA) district:

1. Residential uses shall be permitted on the ground floor of any structure containing both commercial and residential uses.
2. There shall not be any mix of uses above the first floor. In the event a common area is used for both residential and non-residential purposes, e.g., elevator lobbies, stairwells, utility areas, etc., such areas shall be permitted and not considered a use as long as it is an unoccupiable space. There shall be no non-residential uses located on floors above a residential use.

There was no Committee or public discussion and the motion was approved 6 to 0.

23. Leinwand moved to amend Section 280-49.8, was seconded by Ahr, delete “full service auto repair” from Permitted Uses and add “Full service auto repair” to Permitted Uses by Special Exception,

and

In Section 280-49.8 **B** that will read, “A full service auto repair shall meet the following requirements:

1. The structure housing the full service auto repair shall be located at least 250 feet from the nearest property line of land occupied by another full service auto repair.
2. Hours of operation shall not commence before 8:00 Am or extend beyond 8:00 PM. Hours shall be prohibited on Sundays.
3. The materials, designs and configuration of the building and the operating practices of the business shall minimize and mitigate any sound or noise propagation from the operation of the business into residential areas and adjacent properties”

There was Committee discussion and no public discussion and the motion carried 6 to 0.

27. Cunilio moved to amend Section 280-49.8, was seconded by Ahr, to change the maximum lot width from 150 feet to 175 feet.

After Committee and public discussion, the motion failed 0-5, with Norcini abstaining.

28a. Ahr moved to amend Section 280-49.8 and was seconded by Leinwand, to change the maximum building length or width from 75 feet to “the maximum building footprint shall not exceed 7,500 square feet”. There was Committee discussion and no public discussion. The motion carried 6-0.

29. Norcini moved to amend Section 280-49.11, which was seconded by Eulo, to add **G** that will read “Attached buildings shall have differentiated building materials and/or architectural offsets so that they are articulated as individual buildings, subject to review by the Design Review Board”.

There was Committee discussion and no public discussion. The motion carried 6-0.

29a. Eulo moved to amend Section 280-49.5, which was seconded by Norcini, to add at the end of the Architectural Offsets, “these offsets shall also be carried throughout the roof planes or shall coincide with a perpendicular change in the direction of the roof slope (See Figure 1)”.

There was no Committee or public discussion and the motion carried 6-0.

31. Ahr moved to amend Section 280-49.8 to add a “Bank” as a permitted primary use. Since there was no second, the motion died.

35. O’Connor moved to amend Section 280-49.5, which was seconded by Ahr, to have Marian Hull create definitions for new uses not currently included in the Radnor Zoning Code and/or where applicable for the 280-49.7 GH-GA District and the 280-49.8 GH-CR District, refer to the 280-47 Use Regulations for C-1 Local Commercial District, subject to review and approval by the GHSC.

There was Committee discussion and no public discussion. The motion carried 6 to 0.

36. Cunilio moved to amend Section 280-49.9, which was seconded by Ahr, to change the maximum building height from “.. Up to 3 stories, not to exceed 35 feet” to “... up to 3 stories, not to exceed 37 feet”.

There was Committee and public discussion. The motion was defeated 3 to 4 with Norcini, Ahr and Leinwand voting in favor, Eulo, Cunilio and O’Connor voting against and Barker breaking the tie in voting against.

38. Ahr moved to amend Section 280-49.9, which was seconded by Norcini, to change the minimum landscape d area from 50% to 32%. There was Committee and public discussion. The motion was defeated 2 to 4, with Ahr and Norcini voting in favor and Cunilio, Eulo, Leinwand and O’Connor voting against.

41a. Norcini moved to amend Section 280.49.12 to delete #3 and to change #2 to read, “business, professional or medical office use- one space for each 285 square feet of floor area”.

There was Committee discussion and no public discussion. The motion carried 6 to 0.

43. Eulo moved to amend Section 280-49.9, which was seconded by Cunilio, to add as an Accessory Use “storage within a complete enclosed building in conjunction with a permitted use” with a footnote #4 that reads, “Accessory use storage buildings are to be compatible with the architecture and scale for the existing buildings located within the GH-BC District and the overall Garrett Hill Zoning district, subject to review by the Design Review Board”. And In Section 280-49.9, I also move to add “Accessory Structure Height and Setback Regulations:

Maximum height: one story, not to exceed 20 feet

Minimum Setbacks: Front building line 90 feet

Side (distance from side lot line) 20 feet¹

Rear (distance from rear lot line) 3 feet¹

Riparian buffer setback: 35 feet

¹ Adjacent to any residential district or use, an opaque vegetated buffer at least 6 feet in height and 10 feet in depth at time of planting shall be provided and maintained”.

There was Committee discussion and no public discussion. Norcini moved to amend footnote 1 in the main motion to read “six feet in depth instead of “10 feet in depth” and was seconded by Cunilio. The motion carried 6 to 0.

43. A. Leinwand moved to amend Section 280-49.9, which was seconded by Norcini, to add “Section 280-401 Off Street Loading and Section 28-105 Access and Highway Frontage shall apply to the GH-BC District.

There was committee discussion but no public discussion. The motion carried 6 to 0.

45. O’Connor moved to amend Section 280-49.14, which was seconded by Eulo, to add the designation “-122. Signs in Commercial Districts,” after the words, “in addition to the sign requirements of Article XXI of Chapter 280.”

There was Committee discussion and no public discussion and the motion carried 6 to 0.

46. Norcini moved to amend Section 280-49.11 which was seconded by O’Connor to add the word “minimum” before each mention of the words “front yard setback”.

There was no Committee or public discussion and the motion carried 6 to 0.

50. O'Connor moved to amend Section 280-49.12 E2, which was seconded by Norcini, to change "a shared parking agreement (two businesses) or District (more than two businesses)... " to "A shared parking agreement (two businesses and/or property owners) or District (more than two businesses and/or property owners)...".

There was no Committee or public discussion and the motion carried 6 to 0.

- 50a. Eulo moved to amend Section 280-49.12 E2, which was seconded by Cunilio, to add the underlined words, "this may consist of making new curbs cuts between parking lots, eliminating buffer strips between lots, restriping lots, or redesigning internal traffic circulation and pedestrian walkways".

There was no Committee or public discussion and the motion carried 6 to 0.

51. Leinwand moved to amend Section 280-49.12E2, which was seconded by Norcini, the change the title of Table 1 from "Shared Parking Calculations" to "Mixed-Use Shared Parking Calculations".

There was no Committee or public discussion and the motion carried 6 to 0.

52. Ahr moved to amend Section 255.6 Site Amenity, was seconded by Cunilio, to delete "crosswalks, benches and trash receptacles". There was Committee discussion but no public discussion. Motion carried 6 to 0.

53. Leinwand moved to amend Section 255.92 A, who was seconded by Cunilio, to move to change "As part of every application for land development, site amenities shall be provided and installed by the applicant where required by the chapter" to "Upon demolition of a principal building or structure or upon the installation of any new permanent foundation for any building or structure on the property, site amenities shall be provided and installed by the applicant where required by the chapter".

There was Committee discussion but no public discussion. The motion failed to carry, with Leinwand in favor and Ahr, Cunilio, Eulo, Norcini and O'Connor opposed.

53. Ahr moved to amend Section 255.92 A, which was seconded by Norcini, to change "As part of every application for land development, site amenities shall be provided and installed by the applicant where required by the chapter" to "Upon demolition of a principal building or structure, site amenities shall be provided and installed where required by the chapter".

There was no Committee or public discussion and the motion carried 6 to 0.

New Business

There was discussion on the date when the GHSC would next meet and there was consensus that its next Meeting would be Tuesday, May 12, 2009 at 7 pm at the Radnor United Methodist Church.

Adjournment

At 10:57 pm, O'Connor moved to adjourn the meeting and was seconded by Cunilio. The motion carried unanimously.

Respectfully submitted,
James Cunilio,
GHSC Secretary