

MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR JAN. 15, 2008

The Garrett Hill Steering Committee (GHSC) met on Tuesday, January 15, 2008 in the Commissioners' Meeting Room at the Radnor Township Building, 301 Iven Road, Wayne, PA.

Present were Committee members Rick Barker, Jim Cunilio, Betty Lou Norcini, Le Turner, Jerry O'Connor, Bob Adams, Phil Ahr, Rick Eulo and Nancy Leinwand. The meeting room was near capacity with members of the public.

Pledge of Allegiance

Acting Chair Barker lead the Committee and Members of the public in the Pledge of Allegiance.

Call to Order

The meeting was called to order at 7:02 pm by Barker.

Adopting the Agenda

It was moved, seconded and carried unanimously to adopt the Agenda prepared by Barker.

Approving Minutes

Secretary Cunilio distributed copies of the January 11 Meeting Minutes in case the Members did not have time to review the e-mailed version. Cunilio requested minor edits in the Minutes which he made orally and which were based upon edits from Barker. Cunilio moved to approve Minutes, as amended by Barker's edits, and the motion was seconded. No discussion. Motion was carried unanimously.

Announcements and Correspondence

Barker read a thank you card from Marion Hull of URS.

Barker reported that the GHSC has voted to request that the Township ask the DVRPC for a GHOD grant extension to August 31, 2008. Matt Baumann has been in contact with Rich Bickel, the DVRPC project manager for the grant. Mr. Bickel has agreed informally to this extension.

Unfinished Business

A motion was made by Norcini to approve the group invitations as edited; it was seconded and carried unanimously without discussion.

A motion was made by Turner to approve the list of invitees for Group 4- residents who live outside the Garrett Hill Overlay District. Motion was seconded. No discussion. Motion was carried unanimously.

New Business

Ahr agreed to serve as the website coordinator for the Garrett Hill Steering Committee.

Kick-Off Meeting

Barker introduced Marion Hull from URS Corp. and Jim Campbell from Campbell Thomas & Co. Hull, and then Campbell, gave an extensive presentation regarding the process, goals and objectives of developing the Garrett Hill Master Plan.

Public Participation

Maricel Hahn asked how the interviews would be conducted and Hull stated that the three smaller groups would be in the focus group format and the meeting of the residents outside of the Garrett Hill Overlay District would be run like a public meeting.

A member of the public asked what the boundaries are of Garrett Hill and Barker stated that there was no formal definition of Garrett Hill at this time. He offered his personal definition using streets as boundaries. Campbell suggested using the five-minute walking map to define Garrett Hill.

Marty Costello asked Committee Member Norcini what she had told members of the Garrett Hill business community at the business meeting and Norcini responded that she told them that the Garrett Hill Steering Committee needed all their input.

A member of the public asked what could be done to improve public transportation in Garrett Hill, especially the SEPTA station. Hull responded that grant funding would have to be located since SEPTA had no resources of its own to improve the station. At the very least, Hull said that the station should be made ADA-compliant (Americans with Disabilities Act). Campbell raised the question of whether or not the station is even located in the right spot.

A member of the public asked how long the process would take- would it take 20 years or longer or would it take just long enough to tear down some buildings and put up new ones. Hull and Campbell responded that it would be a short time for some of the projects, such as erecting a flag pole or creating a park, but that other projects would take longer, depending upon the changes that the Garrett Hill residents wanted to see and how long it took to obtain grants.

A member of the public asked if the boundaries in the Overlay District were fluid and Barker responded that they were.

A member of the public asked if Conestoga Road would always be a two-lane roadway and Hull, Campbell and Barker responded that there is certainly no room to expand Conestoga Road into more than two lanes.

Barker asked Hull to explain the concept of zoning districts in Garrett Hill. Hull explained that there were four zoning districts and that the Master Plan could impose further restrictions and adjust set-back requirements if certain conditions were met.

A member of the public asked if the zoning for a parcel or parcels in the Overlay District could be changed and Hull said that the zoning could be changed.

Andy Tillman asked why the C3 zoning, as is, could not remain in the Master Plan and this generated considerable discussion from Hull, Norcini and Eulo. Norcini advised Tillman that it was Radnor Township's 2003 Comprehensive Plan that suggested changes being made in Garrett Hill's C3 District and that the Garrett Hill Steering Committee had no such plans.

A member of the public asked how much all of the changes and improvements would cost. Hull and Campbell responded that it depended upon the amount of the grants that were obtained.

A member of the public asked if the electrical lines on Conestoga Road in the commercial district could be concealed and Campbell stated that he had seen studies that determined that the cost of concealing the electrical lines could be as much as \$20,000 per property and the cost of doing that would have to be weighed with the benefits of doing it.

A member of the public asked why, other than improving the lights, sidewalks and the spillway, anything has to be changed. Hull responded that if the residents did not want any other changes then nothing else would be changed.

A member of the public asked who made the final zoning decisions in the Garrett Hill Master Plan and Hull responded that it was the Radnor Township Board of Commissioners. Barker added that 4 votes were needed for passage and that he was aware on only one vote that Garrett Hill could count on- John Fisher, the 7th Ward Commissioner.

A member of the public commented that it was “Bastille Day” when the residents of Garrett Hill obtained and/or were given control of the Garrett Hill Master Plan process after the Implementation Committee declined to have 4 of its members serve on the GHSC.

Several members of the public commented that the primary goals of the Master Plan should be to maintain the community that already exists in Garrett Hill and to preserve it as a family-friendly environment and keep security high.

Tim Lyons asked if the Steering Committee had done a need assessment and what it considered the top 5 needs for Garrett Hill. He suggested that one of the needs should be a community center. Norcini commented that the visioning workshops and group interviews would help determine the greatest needs.

A member suggested that the portable toilets at Tunnell field were an eyesore and should be replaced with permanent facilities. Sara Pilling commented that Radnor Township has plans to install a permanent structure at Tunnell to include toilets but that money was not yet available to do so.

Presentation of gifts

Ahr and Norcini presented a tie with scenes from Garrett Hill to Campbell, Radnor Township Planner Matt Bauman and a scarf with the same scenes to Hull.

Adjournment

It was moved, seconded and carried unanimously to adjourn the meeting, which took place at 8:50 pm.

Respectfully submitted,

James Cunilio,
GHSC Secretary