

## **MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR FEB. 5, 2008**

**The Garrett Hill Steering Committee (GHSC) met on Tuesday, February 5, 2008 at the United Methodist Church at 9:30 Conestoga Road in Rosemont, PA for its weekly meeting.**

Present were Committee members Rick Barker, Phil Ahr, Jim Cunilio, Betty Lou Norcini, Rick Eulo, Jerry O'Connor, Bob Adams, and Nancy Leinwand. Many members of the Garrett Hill community were present and the meeting was held on the second floor because the 1st floor meeting room was not available. Marian Hull of URS and Jim Campbell of Campbell Thomas were present to make presentations and Matt Baumann of Radnor Township appeared later.

### **Call to Order**

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

### **Adopting the Agenda**

Jerry O'Connor moved to adopt the agenda, it was seconded and approved unanimously without discussion.

### **Approving Minutes**

Approval of the Minutes from the January 31, 2008 GHSC meeting was deferred until later in the meeting after all the Members a chance to read them.

### **Report of Officers**

None.

### **Report of Working Groups**

None.

### **Unfinished Business**

None

### **New Business**

Barker announced that The Garrett Hill Coalition monthly Community meeting scheduled for February 7 would be replaced by the February 13 Community Visioning Workshop.

Barker reminded everyone that the Community Visioning Workshop will be held on Wednesday, February 13 at 7 pm at the United Methodist Church.

Barker introduced Marian Hull of URS and Jim Campbell from Campbell Thomas to make presentations.

Campbell gave a presentation on the history and development of the Garrett Hill community starting in 1870 through the use of maps that he accessed from the Internet. He noted that by the 1948 through 1961 era, everything in Garrett Hill was built out. Campbell finished his presentation by noting that the Stakeholder meetings had emphasized that there were no designated parking spots for employees and residents.

Hull gave a lengthy Power Point presentation using the input from the Stakeholder meetings. She first identified the “Critical Assets” of Garrett Hill, followed by a general outline answering “How do we stay as we are?” She next addressed the “Critical Challenges” facing Garrett Hill, beginning with Commercial Parking Conditions and some ideas to consider resolving these conditions. She next identified “Residential Parking Issues”, followed by some solutions to consider for these problems. She next identified “Traffic and Transportation Issues”, followed by “Garrett Avenue Issues”. She then presented ideas to consider for the Garrett Avenue Issues. Hull next presented some solutions to consider for the Conestoga Road Issues. She then presented the Route 100 Station Issues that had been mentioned at the Stakeholder meetings. Hull next mentioned ideas to consider for the preservation and enhancement of Clem Macrone Park and Emlen Tunnell Field. Hull talked about various public nuisances that had been mentioned at the Stakeholder Meetings and some solutions for them.

Hull next asked why the community would consider zoning changes and answered her own question by observing that the current zoning does not support the way the properties are currently used on Garrett Avenue. Hull next gave examples of how the current zoning does not work in Garrett Hill- the current minimum lot size and setbacks are better suited for a suburban environment, not a village center such as Garrett Hill.

Hull talked about the Community Visioning Workshop scheduled for next Wednesday, February 13. There will be a presentation of existing conditions at the Workshop, highlighted by Display Boards describing the issues and asking for feedback from all the community members who attend the Workshop. The display boards will be staffed by GHSC members as well as Hull and Campbell.

Matt Baumann gave a presentation on how the R-1A zoning classification in Radnor Township developed in the neighborhood of Beaupre in 2004. The residents there were concerned that there were a number of subdivision plans by builders and 120 properties were rezoned R-1A, which required a minimum lot size of 30,000 square feet to build a new home, which meant that the 1 acre lots in Beaupre could no longer be subdivided.

### **Public discussion**

There was extended public discussion, with questions coming from the public and members of the GHSC and responses coming from Hull, Campbell and Barker.

Public discussion ended at 8:57 pm.

### **Approving Minutes**

The approval of the Minutes from the January 31, 2008 Meeting was revisited after all the present Members read them. It was moved and seconded to approve the Minutes as amended with edits by Barker and Norcini and the motion carried unanimously without discussion.

**Adjournment**

It was moved and seconded to adjourn the meeting at 9:08 pm and this was carried unanimously.

Respectfully submitted,  
James Cunilio,  
GHSC Secretary