

MINUTES FOR GARRETT HILL STEERING COMMITTEE MEETING FOR NOVEMBER 18, 2008

The Garrett Hill Steering Committee (GHSC) met on Tuesday, November 18, 2008, 7:00 pm, at the Radnor Township Municipal Building, 301 Iven Avenue, St. Davids, PA, for its scheduled monthly televised meeting.

Present were Chair Rick Barker, Vice Chair Phil Ahr, and Committee Members Nancy Leinwand and Jerry O'Connor. Not present were Committee Members Jim Cunilio, Betty Lou Norcini, Le Turner, and Bob Adams. Radnor Township Implementation Committee chair Steve Paolantonio and members of the public were also present.

Call to Order

The meeting was called to order by Barker at 7:10 pm.

Adopting the Agenda

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

Approving Minutes

Barker reviewed edits to the proposed Minutes for the November 11, 2008 GHSC Meeting that were submitted by secretary Jim Cunilio. O'Connor moved to adopt the proposed Minutes with the edits and was seconded by Ahr. No discussion was held and the Minutes for the November 11, 2008 Meeting were approved unanimously.

Announcements

Barker announced four meetings relevant to the GHZD process:

- Delaware County Planning commission, November 20, 2008, 4:00 pm, to review GHZD documents
- Radnor Township Board of Commissioners Public Hearing, November 24, 3008, 7:00 pm, to consider GHZD documents
- Garrett Hill Steering Committee, regular meeting, November 25, 2008, 7:00 pm
- Radnor Township School District, regular meeting, November 25, 2008, 7:00 pm
- Radnor Township Planning Commission, December 1, 2008, 7:00 pm, to review GHZD documents

Report of Officers

Barker reported that David Blake, Radnor Township solicitor, deemed the changes in the GHZD documents substantive enough to require a second review by the Delaware County and Radnor Township Planning Commissions. O'Connor asked what the changes under review included. Barker reviewed the changes as per the memo of October 23 forwarded to the Planning Commissions.

Barker summarized recent events including the final changes to the GHZD ordinances and the Radnor School Board consideration of inclusion of Tunnell Field in the district. He noted that the Radnor Board of Commissioners scheduled a second public hearing on the GHZD and that the township solicitor referred the documents back to the Delaware County and Radnor Township Planning Commissions for a second review. The BoC may hold a vote on the GHZD on December 8 unless the public hearing requires more time, in which case, they may defer the vote on adopting the ordinances until December 15.

Barker noted that the Garrett Hill Community Enhancement Trust was created on November 4, 2008 and he reviewed the mission statement. He discussed GHSC and RT Implementation Committee role in implementation of the plan and noted that IC chair Steve Paolantonio would address the committee.

Report of Working Groups

None

New Business

Steve Paolantonio, chair of the Radnor Township Implementation Committee, addressed the GHSC. He recounted his experience working with township committees and offices, in particular as a co-chair of the steering committee for the Radnor Township Comprehensive Plan Update in 2003. He discussed the importance of transferring committee knowledge and experience to new committee members who will carry forward the work of implementation; he noted that in time new development will happen that may challenge the plan provisions and principles. He stressed the importance of working together to understand how the issues and concerns of the township's various areas are interconnected.

Ahr asked how Paolantonio sees the GHZD plan may move forward. Paolantonio foresees an IC subcommittee with its own process integrated with the Implementation Committee.

Barker asked how Paolantonio viewed the plan from his experienced perspective. Paolantonio articulated his support for the GHZD.

Barker updated the committee on the RTSB position. The School Board has sent a letter to the township presumably expressing the Board's preference that Tunnell Field remain zoned PLU.

Barker read a statement from Rick Eulo in support of the GHZD plan addressing the park zoning, streetscape improvements, and the establishment of the Garrett Hill Community Enhancement Trust.

O'Connor expressed his appreciation of the opportunity offered to Garrett Hill to bring improvements to the district, his belief that the plan is a good one, and his hope that the plan will be adopted as formulated.

Leinwand also expressed gratitude for the opportunity to help guide future development in Garrett Hill and appreciation for the support of the community and township at large. She also sees the plan as good zoning for the community and hopes to see it adopted.

Ahr noted that the process of developing the plan was transparent and representative and that the resulting plan incorporated good zoning and full community engagement. He noted that the committee benefited from the guidance of excellent professional helpers. He sees the plan as the primary means to preserve the scale and fabric of Garrett Hill.

Barker reported briefly on a workshop on development sponsored by the Wynnewood Civic Association. He noted that the presenters stressed the importance of working collaboratively with the community to produce the best results.

Public Participation

There was public discussion of the recommendation to enable a 35 foot building height in the Conestoga Road (GH-CR) sub-district; a recommendation for more restrictive specifications for flat roofs; the plan's provision for head in parking; protection from 60' cell towers; the parking standard for a church; and tree recommendations.

Adjournment

At 8:15 pm O'Connor moved to adjourn the meeting, the motion was seconded by Ahr. There was no discussion and the motion carried unanimously. The meeting was so adjourned.

Respectfully submitted,
Nancy Leinwand for James Cunilio,
GHSC Secretary