

Planning Commission  
Radnor Township  
Wayne, Delaware County, Pennsylvania

Tuesday January 8, 2019  
7:00 P.M.

Agenda

1. Pledge of Allegiance
2. Re-Organization/Re-Affirmation of Chair and Vice Chair
3. Minutes of the December 11, 2018 meeting.
4. An Ordinance Amendment of Radnor Township, Delaware County Pennsylvania, Amending chapter 280 zoning, article xv, PLO planned laboratory-office district, section 280-63, by eliminating certain approved uses in the PLO planned laboratory-office district.
5. Public Comment
6. Old Business
7. New Business
8. Adjournment

Next regular scheduled Planning Commission Monday February 4, 2019

**Radnor Township Engineering Department**  
**301 Iven Ave., Wayne, Pa**  
**Radnor Township Planning Commission**  
**Minutes of the Meeting for December 11, 2018**

**Present:**, Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Steve Varenhorst, Mr. Charlie Falcone, Regina Majercak; Ms. Kathy Bogosian; Mr. Matt Golas;

**Absent:**; Ms. Elizabeth Springer;

The meeting started at 7:00pm

- Kathy Bogosian, Chair, called the meeting to order.
- The Pledge of Allegiance was recited.
- Meeting Minutes for November 2018:  
**Recommendation:** Remove Approved 7-0 under the Development Plan, keep Tabled 7-0 under recommendation for Wawa and Proved as amended **Approved 7-0**

**Planning Module 106/108 Cambria Court**

- Roger Phillips explained that the plans in front of them are the sewage facilities planning module for a planning agency review. This is an Administrative action that the Planning Commission takes and would need a motion to decide a motion for Document 4A.

**Recommendation:**

**Approved 7-0**

- **Transfer of EDU from Bloomingdale Court to 525 Louella Ave**

- Applicant has withdrawn at this time

- **Recommendations for the Chair**

- The committee recommends John Lord as Chair and Skip Kunda as Vice Chair of the Planning Commission

**Recommendation:**

**Approved 7-0**

- **521/525 S Roberts Road                      2018-S-06    Minor Final Subdivision Plan**

- Paul Bloomfield, owner of 521-525 RS Roberts Road reviewed plans
  - i. The transferred parcel is not usable land, it will just add more usability to the land Mr. Bloomfield already has.
- Steve Norcini, P.E, expressed concerns
  - i. Per Roger Phillips letter, plan must show name, address and seal of the engineer's survey responsible for the plan, a professional engineer registered surveyor must sign and seal the final plan.
  - ii. Easements are not shown on plan
    - 1. Mr. Norcini mentions that the applicant is a licensed architect but that's not what was required on the plan. He feels there is cleanup details needed on the submitted plan.
  - iii. Mr. Norcini explained to the Commission that they can recommend approval based on a professional signing and sealing the plans, approve or disapprove the waivers or you can have the applicant come back with corrected plans.

**Recommendation:** Plans need to show the name, address and seal of the engineer or surveyor responsible for the plan. North Point must be shown on plans. Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer

lines, storm drains, culverts, bridges, utility easements, and other significant man-made features within 500 feet of and within the site. Plans need to show the width of the right of way. Note on plan that the deed was INCORRECT. Commission recommends approval subject to the recommended changes (#1, 3, 4 & 8) from the Gannett Fleming letter.

**Approved 7-1**

**Names of Commission:** *In favor:* Mr. Skip Kunda; Mr. John Lord; Mr. Steve Varenhorst;; Regina Majercak; Ms. Kathy Bogosian; Mr. Matt Golas; David Natt

*Opposed:* Mr. Charlie Falcone

- **Proposed Comprehensive Light Ordinance for Discussion.**
- Steve Norcini reviewed ordinance with the committee
- Planning Commission all suggest that the ordinance be in one spot and not in the numerous places as it is now
- Kathy Bogosian would like to eliminate section 188-12
- Address color temperature
- Planning Commission would like to do some due diligence and see what other ordinances in the area look like.
  - Matt Golas will head this task
- Commissioner Farhy explained that this Ordinance is a quality of life issue but also a health issue and should pertain to Residential, Industrial and Commercial.
- Mary Eberly, Esq., suggested that the board review the current ordinance and come up with an outline of what they want to regulate. From there, a Draft Ordinance can be written.

#### **Public Comment**

- Sara Pilling- 29 Garrett Ave – technology of lighting is moving so quickly. Nuisance lighting is a big issue.
- Annamarie Hessman – 8 Barley Cone Lane – expressed her concerns about the current ordinance

**Recommendation:** Revisit the Ordinance in February

- **Old Business**
  - None at this time
- **New Business**
  - None at this time

*The meeting ended at pm 8:30pm*

Next regular scheduled Planning Commission January 8, 2019

ORDINANCE No. 2018-\_\_\_\_\_

AN ORDINANCE AMENDMENT OF RADNOR TOWNSHIP, DELAWARE COUNTY PENNSYLVANIA, AMENDING CHAPTER 280 ZONING, ARTICLE XV, PLO PLANNED LABORATORY-OFFICE DISTRICT, SECTION 280-63, BY ELIMINATING CERTAIN APPROVED USES IN THE PLO PLANNED LABORATORY-OFFICE DISTRICT.

“Section 280-63 Use regulations” subsection A.(2) is amended to state in it’s entirety as follows (deleted language denoted by strikethrough text in brackets, new language in **bold** and underlined):

(2) Office Building, including **professional offices, but excluding medical, dental and sales.** [~~medical, dental, professional and sales.~~]



## MEMORANDUM

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**Date:** December 19, 2018

**To:** Stephen F. Norcini, P.E.  
Radnor Township Engineer

**From:** Amy B. Kaminski, P.E., PTOE, Gilmore & Associates, Inc.

**Cc:** Superintendent Christopher Flanagan, Radnor Township Police Department  
Kevin Kochanski, ASLA, R.L.A., Director of Community Development  
John B. Rice, Esq., Grim, Biehn & Thatcher, P.C.  
Roger A. Phillips, P.E., Gannett Fleming, Inc., Senior Associate  
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.  
Leslie Salsbury, P.E., Gilmore & Associates, Inc.

**Reference:** Chapter 280 Zoning Amendment for Planned Laboratory – Office District  
§280-63 Use Regulations  
Transportation Review 1  
Radnor Township, Delaware County, PA  
G&A No. 18-12048

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Gilmore & Associates, Inc. (G&A) is in receipt and performed a review of the following proposed Zoning Amendment for Chapter 280:

### I. PROPOSED ZONING AMENDMENT

AN ORDINANCE AMENDMENT OF RADNOR TOWNSHIP, DELAWARE COUNTY PENNSYLVANIA, AMENDING CHAPTER 280 ZONING, ARTICLE XV, PLO PLANNED LABORATORY-OFFICE DISTRICT, SECTION 280-63, BY ELIMINATING CERTAIN APPROVED USES IN THE PLO PLANNED LABORATORY-OFFICE DISTRICT.

“Section 280-63 Use regulations” subsection A.(2) is amended to state in it’s [sic] entirety as follows (deleted language denoted by strikethrough text in brackets, new language in **bold** and underlined):

(2) Office Building, including professional offices, but excluding medical, dental and sales. [~~medical, dental, professional and sales.~~]

### II. ZONING AMENDMENT COMMENTS

1. If the intent of this zoning amendment is to exclude in its entirety the medical, dental and sales office use as a permitted use in the Planned Laboratory Office District, additional amendments should be considered under Section 280-63 specifically as noted below:

- i. §280-63.B.(4) – Ambulatory care facility: a health care facility or a distinct part of a health care facility which provides preventative, diagnostic, and treatment services to persons who come to the facility to receive services and depart from the facility on the same day, excluding medical and dental office uses.

**Comment:** The Ambulatory Care Facility use is similar to a medical office use in that the two uses have similar trip generation rates throughout the day.

- ii. §280-63.G(1) - The minimum gross floor area of the B uses shall be 30% of the total site area. The maximum medical or dental office use shall be 30% of the gross floor area of the total site area. Ambulatory care facility uses shall be combined with a minimum 15% of gross floor area of the total site area of one or more of the uses described in § 280-63B(1), (2) or (3).

**Comment:** This section of the ordinance permits medical or dental office use under the §280-63.G - Mixed use option. The zoning amendment as presented is in direct conflict with this section of the Zoning Ordinance and should be resolved prior to acceptance. Worth noting, if the Ambulatory Care Facility use is eliminated, the reference under §280-63.G(1) should be modified to eliminate the conflict.