

Minutes of the Bryn-Rose Civic Association Meeting of April 28, 2011

The Bryn-Rose Civic Association met in the Radnor United Methodist Church, 930 Conestoga Road, Rosemont, Pennsylvania at 7:00 P.M. on the above date.

Present

Peggy Gaskins, Treasurer; Lynn Ellis, Recording Secretary; Commissioner John Fisher; Matt Baumann, Radnor Township Director of Community Development and members

Minutes of March 24, 2011

In New Business, the name Frances Harper was corrected to read Peggy Gaskins. Sue Norsini motioned to approve the minutes as amended. Seconded by Gina Bezdzieci, the minutes were approved unanimously.

Guest Speaker

Matt Baumann, Director of Community Development, explained how previously the Rental Housing Code 226 was a stand alone ordinance. When there was a violation, the property owner would appear before the Rental House Board of Appeals for review. Two months ago, the new law has taken Student Housing out and put it into the Zoning Code and the rental owner who wishes to have a student rental must go to the Zoning Hearing Board for a Special Exception and must meet the criteria: a maximum of two students, provide off-street parking, minimum room size, and the neighbors must be notified of the application. Existing student rentals are "grandfathered" unless they have been vacant for at least a year. Mr. Baumann had to pull the rental housing license for 114 Garrett Avenue property for this reason.

Margaret Dolan asked about the Pennsylvania State Rentals for handicapped people in Radnor. Mr. Baumann explained the Township Code for "group homes" which generate traffic in the neighborhoods. He reported that Township Solicitor John Rice is researching if this would be considered "commercial activity." The Federal Fair Housing Act protects these groups. The Police have been involved in a situation with five handicapped people in one house with five attendants. There can not be parking of cars on the lawn or in the neighbor's driveways. Mr. Baumann will provide a list of the current Student Housing Units.

Jean Bascome noted that the four Sisters of Mercy nuns in a Wentworth Lane house have four cars in an area with parking problems, but the nuns are moving out. Who can move in and with how many cars?

Old Business

Peggy Gaskins noted that the apartment house on Glenbrook Avenue has students on three floors and the basement. Sara Pilling asked if student rentals are a commercial use, why aren't the landlords responsible for trash removal. Mr. Baumann noted that 113 Summit Terrace can not be a students rental again.

New Business

Mr. Baumann spoke on the responsibilities of the Universities, which never paid taxes. We support road repairs and emergency support for police, fire companies and ambulances. A fee for dormitory rooms has been suggested for better enforcement of over 3,300 rental units. The Universities also use their facilities for non-educational use. Commissioner Fisher explained the laws regarding payment in lieu of taxes.

Next Meeting

Our next meeting will be held on May 26, 2011 at 7:00 p.m. All residents are welcome.

Respectfully submitted,

Lynn Ellis