

Draft of 8/4/16

Chadds Ford Township
Delaware County, PA

Planning Commission Meeting
Wednesday, July 13, 2016
7:00PM

Call to Order

The Planning Commission meeting was called to order at 7:05PM. Chairman Craig Huffman, Vice Chairman Tom Singer, Commissioner Bill Mock and Commissioner Tom Kerwin were present. Also present were Ms. Amanda Serock, Manager, Mr. Patrick McKenna, Planning Commission Solicitor, Mr. Michael Schneider, Township Engineer and Mr. Matthew DiFilippo, Township Secretary and Assistant to the Manager. Commissioner Valerie Hoxter was absent. Thirteen (13) people from the public were present.

Approval of Minutes

Chairman Huffman's motion to approve the minutes of June 13, 2016 was seconded by Commissioner Kerwin and passed unanimously.

Public Comment

There was no public comment.

Old Business: SALDO & Conditional Use Application, 1170 – 1778 Wilmington Pike, Assisted Living Facility

Ms. Jamie Jun, Esq., Attorney for applicant, Ed Morris, stated that the applicant was agreeable and willing to comply with everything set forth in the Township Engineer review response letter dated 7/8/16, except for three (3) items which the engineer for the applicant, Mr. Chris Yohn, will address. She continued that the applicant is proposing eighty-eight (88) units rather than up to ninety (90) units.

The applicant's engineer addressed the following numbered items in the Township Engineer's response review letter (dated 7/8/16):

Item #4: Regarding trucks reversing into the site to make deliveries in the rear of the site, Mr. Chris Yohn, Engineer for the applicant, pointed out the proposed buffering and grade between the rear of the proposed assisted living facility and the existing residential neighbor, Ms. Phyllis Albany. It was confirmed between Mr. Ed Morris, the applicant and Chairman Huffman that Ms. Albany requested sufficient buffering rather than a fence. He continued that larger delivery trucks and trash pick-up will only happen a few times per week and that he doesn't want to construct a driveway around the entire building just for a few deliveries a few times per week. Chairman Huffman confirmed with Mr. Yohn that most deliveries such as FedEx will deliver to the front of the facility. Mr. Ed Morris also confirmed that most deliveries will be to the front of the building because they will be smaller deliveries. Both Commissioners Mock and Singer expressed concern over

deliveries affecting the residential neighbors. Chairman Huffman expressed concern over the property receiving more deliveries than what's being discussed and that limitations may need to be placed on deliveries. Mr. Yohn asked that only a condition limiting deliveries to the back, so that the front can still receive unlimited deliveries since deliveries such as FedEx and UPS could be on a daily basis.

Item #12: Pertaining to the width of Summit Drive being insufficient, Mr. Yohn stated that if Summit Drive needs to be widened then it would have to be on the Children's Hospital of Philadelphia (CHOP) side of the street.

Township Engineer Schneider expressed concern over the current width of Summit Drive and stated that it will need to be widened and doesn't necessarily have to be centered between the right-of-way but just widened.

Chairman Huffman commented that more than enough parking is proposed for day-to-day operations, but widening Summit Drive will help with holiday visits and the assumed traffic and visitors on holidays such as Christmas.

Mr. Yohn pointed out that trucks can enter the facility off of Wilmington Pike (US 202) rather than Summit Drive implying that delivery trucks won't necessarily need to use Summit Drive. Engineer Schneider commented that there will be a general increase in the use of Summit Drive due to the construction of the facility. Solicitor McKenna inquired if it's a physical challenge or a preference not to widen the road by the applicant. Mr. Yohn responded that it's more of a challenge because PennDot would require permission from the adjacent property owner. Engineer Schneider stated that it's typically a notification process, and that if CHOP is against widening the road, the applicant would be able to move forward with widening Summit Drive through PennDot, but he doesn't see why CHOP would be against widening the road.

Item #24: Regarding emergency vehicle access to the site, specifically, a fire truck, Engineer Schneider explained and Manager Serock confirmed that the applicant will comply with this item.

Vice Chairman Singer inquired about site lighting to ensure no light pollution for the neighboring residential community on Summit Drive and Longview Road, which Engineer Schneider confirmed that he did have a comment concerning the lighting and that the applicant confirmed they would comply.

Chairman Huffman discussed the Township Land Planner's, review response letter dated 7/13/16, regarding sidewalks and crosswalks, which was also echoed in the Delaware County Planning Department review response letter dated 6/16/16.

Mr. Yohn responded that sidewalks aren't practical, and Engineer Schneider commented that sidewalks could be added in the future. Chairman Huffman added that a reasonable compromise would be to not install the sidewalks, now, but promise to install the sidewalks in the future if necessary, and that he would rather let the Board of Supervisors

decide on the sidewalks. Commissioner Mock and Solicitor McKenna also commented that sidewalks could be requested in the future.

Chairman Huffman inquired about the existing Cape Cod style house on the property, also brought up in Mr. Comitta's review response letter.

Mr. Morris commented that he will use what stone he can after demolishing the house on his project, and that he appreciates older stone.

Manager Serock brought up the Township's Fire Marshal review response letter dated 6/25/16 which Mr. Yohn responded that the applicant would comply.

Chairman Huffman brought up the Township Inspector's response review letter dated 6/29/16 and Engineer Schneider confirmed that the retaining wall within the setbacks can't be above four (4) feet.

Chairman Huffman also commented that a waiver of the fee in lieu requirement would be up to the Board of Supervisors.

Preliminary Plan Motion

Chairman Huffman's motion to recommend preliminary approval of the assisted living facility land development plans proposed for 1170, 1770 and 1778 Wilmington Pike, subject to compliance with the Pennoni Associates Township Engineer review letter dated 7/8/16, specifically, widening Summit Lane to twenty-four (24) feet, the Township Engineer's satisfaction with the width turn radius and truck delivery templates, recommendation that the Board of Supervisors require sidewalks to be built in the future at their request, compliance with the Township Fire Marshal's review letter dated 6/25/16, and compliance with the Township's Land Planner review letter dated 7/13/16 except for his immediate requirement for sidewalks was seconded by Commissioner Singer and passed unanimously.

Chairman Huffman second motion to recommend approval of Conditional Use of the application for the proposed assisted living facility at 1170, 1770 and 1778 Wilmington Pike with the limitation of no more than seven (7) deliveries per week to the back entrance of the building by trucks no larger than thirty (30) feet was tabled.

There was discussion about limiting trucks to thirty (30) feet delivery vehicles in the rear of the proposed assisted living facility.

Bruce Prabel, Heyburn Road, commented that imposing a restriction on truck deliveries is not compatible along Wilmington Pike (Route 202) when there is so much truck traffic already along the roadway.

Engineer Schneider commented that the largest type of truck delivering to the site would be forty (40) feet.

Conditional Use Motion

Chairman Huffman's second motion to recommend approval of Conditional Use of the application for the proposed assisted living facility at 1170, 1770 and 1778 Wilmington Pike with the limitation of no more than seven (7) deliveries per week to the back of the entrance of the building was seconded by Commissioner Singer and passed unanimously.

New Business: Sketch Plan - 1392 Baltimore Pike, Residential Development

Chris Cobaugh, engineer representing the applicant, Shirly Shang, introduced the project and reviewed the history and current site conditions and size, totaling twenty (20) acres but with fourteen (14) buildable acres due to wetlands and steep slopes. An informal sketch plan was submitted on behalf of the applicant to construct six (6) residential homes at the site, 1392 Baltimore Pike. Mr. Cobaugh stated that the maximum density calls for two (2) acres, but inquired if that could be considered being decreased to one (1) acre, increasing density with the possibility of conserving more open space on the property.

Chairman Huffman and Vice Chairman Singer both expressed concern over increasing density stating that it would require a zoning change.

Mr. Cobaugh continued that the applicant is currently attempting to purchase the adjacent lot, which fronts Baltimore Pike (US Route 1). He continued that if this parcel is acquired by the applicant there will be sixteen (16) acres of buildable land.

Bruce Prabel, Heyburn Road and Diana McCullough, Heyburn Road, both expressed concern over the Harvey Run Creek that runs through the property, wetlands and steep slopes.

There was discussion about prior approvals for the property in 1994. Commissioner Mock commented that a more cluster-type housing plan would reduce the zoning impact, and Chairman Huffman added that a density-neutral approach could be considered, adding that maybe a variance could be requested if there's a hardship due to the difficulties of the property. Engineer Schneider added that cluster homes could require a number of variances and could be complicated.

Old Business: Act 537

Manager Serock reported on the Act 537 procedure, stating that she received no formal comments or edits from the Planning Commission and that she is still waiting for comments from the County and surrounding municipalities.

New Business: Outdoor Dining Ordinance

Manager Serock reported on the draft outdoor dining ordinance that the Planning Commission had received copies of. She requested that Commissioners' comments be received for edits to be discussed at the Planning Commission's August meeting. Number of outdoor seats, serving alcohol, hours of operation and neighboring communities' outdoor dining ordinances, sewage and occupancy load were all discussed. Solicitor McKenna suggested that certain definitions to be used in the ordinance be clearly defined.

Motion for Adjournment

Chairman Huffman's motion to adjourn the meeting at 9:00PM was seconded by Commissioner Singer and passed unanimously.

Respectfully submitted,

Matthew DiFilippo
Township Secretary, Assistant to the Manager