

Draft 6/4/15

Chadds Ford Township
Delaware County, PA

Planning Commission Meeting
Wednesday, May 13, 2015
7:00PM

Call to Order

A meeting of the Chadds Ford Township Planning Commission was called to order on Wednesday, May 13, 2015 at 7:00PM. Chairman Craig Huffman, Commissioner Bill Mock, Commissioner Tom Kerwin and Commissioner Tom Singer were present. Ms. Amanda Serock, Manager, Mr. Michael Schneider, Engineer, and Mr. Matt DiFilippo, Assistant to the Manger were also present.

Announcements

Chairman Huffman announced that Vice Chairman Mike Ashmore tendered his resignation. He publicly thanked him which was echoed by Commissioner Mock.

Approval of Minutes

Commissioner Mock's motion to approve the Planning Commission minutes of April 8th was seconded by Commissioner Kerwin and passed unanimously.

Public Comment

Valerie Hoxter, Painters Crossing, reported that she is recording the meeting.

Old Business: Township Ordinance Review, Noise

Chairman Huffman noted the current draft of the noise ordinance was composed by Professor Erich Carr Everbach of Swarthmore College, and notes from Mr. Maurice Todd, resident, Harvey Lane, had been incorporated. He also announced the Planning Commission is projecting to put the draft noise ordinance to a recommendation vote at the June meeting.

Public Comment: Township Ordinance Review, Noise

Supervisor Samantha Reiner, Webb Road, liaison to the Planning Commission, confirmed the Commissioners were reviewing the same draft, and clarification of the following definitions: impulsive noise, and decay.

Alan Horowitz, High Ridge Road, inquired about the practical limitation of enforcement, management and implementation. Chairman Huffman, Commissioner Singer and Manager Serock all responded citing sound meters, subjective and objective views of complaints, violations and compliance.

Maurice Todd, Harvey Lane, commented on noise measurement levels and techniques, times, boundary lines, maintenance levels, controlling the permitting process, statistical noise levels, and community noise level guidelines published by the World Health Organization. Chairman Huffman and Commissioner Mock both responded citing sections of the draft noise ordinance.

Eric Gartner, Harvey Lane, submitted a written record, expressing concern regarding enforcement and the permitting process.

Valerie Hoxter, Painters Crossing, expressed concern regarding construction noise and times allowed for construction on the weekends as well as the permitting process.

Jackie Bodmer, Harvey Lane, expressed concern with the permitting process.

Bob Banks, Calvary Chapel, expressed concern about the draft noise ordinance being directed at the Chapel citing discrimination, and commented that the Chapel has been making changes to meet the expectations of their neighbors on Harvey Lane.

Chairman Huffman concluded the discussion that the Noise Ordinance is still a work in progress.

Old Business: Zoning Text Amendment/ SALDO Amendment, 600 Brandywine Drive K. Hovnanian
Ordinance 132 and Ordinance 138 were briefly reviewed there intended purposes of allowing townhouses by conditional use in the PBC-1 and governing the aesthetics. Commissioner Singer inquired about a plan from K. Hovnanian accompanying the amendments, which Tony Maras, K. Hovnanian Representative, responded that a sketch plan has been provided throughout the process but no formal plan has been submitted yet. John Kennedy, Land Planner for the applicant, briefly commented on the green and open space aspects of the ordinance drafts as well as the buffer, recreation and public space.

Commissioner Kerwin's motion to recommend approval to the Board of Supervisors of Ordinance 132 and Ordinance 138 as drafted was seconded by Commissioner Singer and passed unanimously.

Old Business: Zoning Text Amendment, Ed Morris, 1770 – 1778 Wilmington Pike

Chairman Huffman and Engineer Schneider commented briefly on draft Ordinance 134 and its purpose to allow Assisted Living Facilities in the Business (B) district by conditional use.

Chairman Huffman's motion to recommend approval approval to the Board of Supervisors of Ordinance 134 was seconded by Commissioner Singer and passed unanimously.

Old Business: SALDO Application, 4 Woodland Drive

Eric Janetka, Engineer representing the applicant, Mongiovi Orthodontics, 4 Woodland Drive (4 Wilmington Pike) introduced the application and stated the reasons for the applicant wanting to expand. Specific items discussed between Mr. Janetka and the Commissioners and Engineer Schneider were vegetation along Wilmington Pike, parking spaces, existing size of the building, current permits with PennDot pertaining to access along Wilmington Pike, buffering, existing legal, non-confirming issues of the property, landscaping, stormwater management, curbing, lighting and extension of time to allow the Township to make a decision.

New Business: Spring Hill Farms Component 3 Module Application

Manager Serock introduced the topic stating that the ultimate goal is to change the Spring Hill Farms Wastewater Treatment Plant into a pump station to send sewage flow to Concord Township citing the Township's 537 Plan. Funding was discussed as well as recent inspections by the DEP. Chairman Huffman signed the component.

New Business: 52 Woodland Drive Sketch Plan

Jim Fritsch, Engineer representing the applicant presented two sketch plans for the property, 52 Woodland Drive—an apartment complex and a retail strip center. The following details were discussed between the applicant's representation and the Commissioners: zoning, footprint, access, parking spaces. The Planning Commission expressed interest in the retail plans and not the apartment plans, and also expressed concern about the proposed number of parking spaces and access on and off of Woodland Drive.

New Business: Land Development and Historic Preservation

Manager Serock presented the issue and how it came up regarding 432 Webb Road, specifically stating that no ordinance is in place to protect the historical significance of the area and the balance of protecting historic resources versus infringing on homeowner's rights. Informal discussion ensued about a possible future role of the Pennsylvania Historical and Museum Commission, the actual size of the Brandywine Battlefield and how it encompasses residential lots, and the proposed plans of the J. Grace residential development in and around a historically significant section of the Township along Oakland Road.

Other

Manager Serock commented on the issue at 1281 Baltimore Pike and preserving steep slopes and that the item will be on the next Planning Commission Agenda.

Adjournment

Chairman Huffman's motion to adjourn the meeting at 9:39PM was seconded by Commissioner Mock and passed unanimously.

Respectfully Submitted,

Matt DiFilippo