

Draft of 9/2/15

Chadds Ford Township  
Delaware County, PA

Planning Commission Meeting  
Wednesday, August 12, 2015  
7:00PM

Call to Order

A meeting of the Chadds Ford Township Planning Commission was called to order on Wednesday, August 12, 2015 at 7:00PM. Chairman Craig Huffman, Vice Chairman Tom Singer, Commissioner Bill Mock, and Commissioner Valerie Hoxter were present. Commissioner Tom Kerwin was absent. Ms. Amanda Serock, Manager, Mr. Michael Maddren, Solicitor, Mr. Michael Schneider, Engineer and Mr. Matthew DiFilippo, Assistant to the Manager were also present.

Approval of Minutes

Chairman Huffman's motion to approve the Planning Commission minutes of July 8<sup>th</sup> with the incorporated changes per Commissioner Hoxter was seconded by Commissioner Mock and approved unanimously.

New Business: SALDO Application, Harrier, LLC (J. Grace Co.), 11 Oakland Road (3 Parcel Subdivision)

Mr. Michael D'Ignazio, attorney for the applicant, Harrier, LLC (J. Grace Co.), introduced the applicants intentions to subdivide three lots, and withdraw the PBC-1 zoning change amendment request. He explained that the applicant will basically begin with three lots and end with three lots reconfiguring the lines so that the lots align more cleanly with the zoning districts. The following details were briefly discussed: Zoning regulations for R-1, PBC, HARB and PBC-1, the third lot being created as a nonconformity, future possible use as a car dealership, which would require a zoning changes of the parcel facing Wilmington Pike (202) to PBC-1, aligning lot lines with zoning lines (changing the lot lines to conform to the zoning), accessibility to Wilmington Pike for the parcels on Oakland Road, buffering, traffic, the five-point intersection at Dilworthtown, the MPC clock, requesting an extension from the applicant, which they've agreed to, and setting up a special workshop to further discuss the project on Tuesday, August 25<sup>th</sup> at 4:00PM.

Old Business: Township Ordinance Review – Steep Slope Conservation

Manager Serock introduced the steep slope ordinance. Engineer Schneider discussed verifying a steep slope district on the map. Solicitor Maddren commented on incorporating other steep slope ordinance examples, specifically, Aston and Edgmont. Ultimately, it was discussed that the purpose of the ordinance will be to protect steep slopes, and a map denoting steep slopes within the Township based on USGS data will serve as a key. An updated ordinance will be presented at the next meeting.

Adjournment

Chairman Huffman's motion to adjourn the meeting at 7:56PM was seconded by Commissioner Hoxter and approved unanimously.

Respectfully submitted,

Matthew DiFilippo, Assistant to the Manager