

Draft of 8/6/15

Chadds Ford Township  
Delaware County, PA

Planning Commission Meeting  
Wednesday, July 8, 2015  
7:30PM

Call to Order

A meeting of the Chadds Ford Township Planning Commission was called to order on Wednesday, July 8, 2015 at 7:25PM. Chairman Craig Huffman, Commissioner Bill Mock, Commissioner Tom Kerwin, Commissioner Tom Singer and Commissioner Valerie Hoxter were present. Ms. Amanda Serock, Manager, Mr. Michael Schneider, Engineer and Mr. Matthew DiFilippo, Assistant to the Manager were also present.

Announcements

Chairman Huffman announced that the Planning Commission has appointed Mr. Michael Maddren, Esq. as its solicitor.

Approval of Minutes

Chairman Huffman's motion to approve the Planning Commission minutes of June 10, 2015 with the incorporated changes per Commissioner Hoxter was seconded by Commissioner Kerwin and approved unanimously.

New Business: Informal Sketch Plan, 1700 Wilmington Pike (Sunoco at corner of Wilmington and Baltimore Pikes)

Robert Linn, architect for the applicant, Al DiOrio, president of Swiss Farms, presented a sketch plan for a possible Swiss Farms store at 1700 Wilmington Pike, the corner of Wilmington and Baltimore Pikes. The following details were discussed: legal non-conforming use of the property, zoning information, footprint, the necessity for variance relief, landscaping, acquiring HOP's, ingress and egress to the site, traffic at the intersection, proposed hours of operation, position of the building and the building's proposed drive-thru on the site and the outcropping of land before the turn lane.

Old Business: Commission Voting on a Vice Chairman

Commissioner Mock's motion to appoint Commissioner Tom Singer as Vice Chairman of the Planning Commission was seconded by Commissioner Kerwin and approved unanimously.

Old Business: Township Ordinance Review, Floodplain

Manager Serock reviewed the processes and procedures of the Floodplain Ordinance delegated to municipalities by the state. Engineer Schneider reviewed the definitions and made some recommendations of additions and changes to the definitions.

Chairman Huffman's motion to recommend approval of draft Ordinance 140, Floodplain, was seconded by Commissioner Mock and approved unanimously.

Engineer Schneider recommended that the zoning map be updated and attached with the ordinance update to show the current floodplain for illustrative purposes.

Chairman Huffman's motion to recommend the update of the floodplain map in conjunction with Ordinance 140, Floodplain, per Pennoni Associates' recommendation was seconded by Commissioner Kerwin and passed unanimously.

Old Business: Township Ordinance Review, Steep Slope Conservation

Chairman Huffman introduced the topic of an ordinance preserving steep slopes. Engineer Schneider suggested an overlay so if a portion of a property has steep slopes it then could be protected. Definitions of measuring steep slopes and contours over a certain distance was discussed as well as certain uses as conditional use if a property has steep slopes, and the environmental concerns of protecting steep slopes.

Adjournment

Commissioner Kerwin's motion to adjourn the meeting at 8:25PM was seconded by Chairman Huffman and passed unanimously.

Respectfully submitted,

Matthew DiFilippo  
Assistant to the Manager