

Draft of 4/2/15

Chadds Ford Township
Delaware County, PA

Planning Commission Meeting
Wednesday, March 11, 2015
7:00PM

Call to Order

A meeting of the Chadds Ford Township Planning Commission was called to order on Wednesday, March 11, 2015 at 7:00PM. Present were Chairman Craig Huffman, Vice Chairman Mike Ashmore, Commissioner Tom Kerwin and Commissioner Tom Singer. Ms. Amanda Serock, Manager, Mr. Michael Schneider, Engineer and Mr. Matt DiFilippo, Secretary, were also present.

Approval of Minutes

Vice Chairman Ashmore's motion to approve the Planning Commission minutes of February 11th was seconded by Commissioner Kerwin and passed unanimously.

Public Comment

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

Zoning Text Amendment: 1770 – 1778 Wilmington Pike, Ed Morris, Assisted Living

Ed Morris, applicant, with counsel, Fred Fromhold, Esq., presented a newly submitted draft of a text amendment to the B-1 District to allow assisted living facilities by conditional use in the B-1 District. Vice Chairman Ashmore inquired to ensure it has been submitted to DELCO Planning Commission. There was also discussion about the property being reverse subdivided.

Chairman Huffman's motion to recommend a text amendment as set forth by the applicant to allow assisted living facilities in the B-1 District was seconded by Commissioner Kerwin and passed unanimously.

Manager Serock confirmed that the amendment will be placed on the Board of Supervisor's April 1st Agenda for authorization to advertise.

SALDO Stormwater Management Amendment

Chairman Huffman introduced the amendment to the Township's Subdivision and Land Development Ordinance. Engineer Schneider explained the thresholds for requiring an Environmental Impact Assessment report this amendment will change in the subdivision land development process.

Chairman Huffman's motion to recommend the Stormwater Management Amendment to the Township's SALDO ordinance as recommended by Pennoni Engineers was seconded by Vice Chairman Ashmore and passed unanimously.

Township Ordinance Review: Stormwater Ordinance

Engineer Schneider introduced the stand-alone ordinance based on the county-model. Chadds Ford Township in relation to the Chester Creek and Brandywine Creek watersheds was mentioned. Impervious coverage, cumulative impervious coverage and exemptions were discussed, specifically, projects creating impervious coverage under 999 square feet being exempt, and above requiring a full stormwater management report. Specific pages within were discussed within the ordinance pertaining to sediment control, infiltration volumes, soil types two feet below the bottom of a basin, 2, 5, 10, 25, 50 and 100 year flood release rate studies, redevelopment of sites that currently have 100% impervious coverage today, specific design criteria (Best Management Practices), and a maintenance fund to be provided by residential and commercial developers or homeowners to ensure maintenance for 25 years.

Chairman Huffman's motion to recommend the Stormwater Management Ordinance as presented with the following recommendations: land disturbance 499 sq. ft. and under is exempt, disturbance between 500 and 999 sq. ft. requires a simplified approach, adopt a 25 year maintenance fund for stormwater controls maintenance was seconded by Commissioner Singer, with discussion about minor revisions also being addressed, and passed unanimously.

There was some discussion about next month's agenda including the Noise Ordinance and the SALDO plans submitted by Concord Auto Body at 1711 Wilmington Pike.

Adjournment

Chairman Huffman's motion to adjourn the meeting was seconded by Vice Chairman Ashmore at 8:56PM.

Respectfully submitted,

Matt DiFilippo
Secretary