

Draft of 5/26/16

Chadds Ford Township  
Delaware County, PA

Planning Commission Meeting  
Wednesday, May 11, 2016  
7:00PM

Call to Order

The Planning Commission Meeting of May 11, 2016 was called to order at 7:00 PM. Chairman Criag Huffman, Vice Chairman Tom Singer, Commissioner Tom Kerwin, Commissioner Bill Mock, and Commissioner Valerie Hoxter were present. Ms. Amanda Serock, Manager, Mr. Mike Schneider, PE, Engineer, Mr. Pat McKenna, Solicitor, and Mr. Matt DiFilippo, Assistant to the Manager and Township Secretary were also present. Twenty-six (26) people from the public were present.

Public Comment

There was no public comment at this time.

Approval of Minutes

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

Old Business: SALDO Application, Hillman Drive Extension, The Henderson Group

Mr. Ross Weiss, solicitor for the Applicant, the Henderson Group, specifically representing the applicant's SALDO application, the Hillman Drive Extension, introduced himself and those present from the Henderson Group and other professionals representing the Henderson Group: Mr. Mark Eisenhardt, Mr. John Coyle, Mr. Matt Hammond and Mr. Chuck Olivo. Mr. Weiss submitted a number of exhibits to the Planning Commissioners as a part of his presentation.

Mr. Chuck Olivo, PE, Engineer representing the applicant, presented and discussed with the Planning Commissioners the following: the intersection of Hillman Drive and Baltimore Pike where the main concern brought up by Chairman Huffman was the two separate entrances into Brandywine View Antiques; the intersection at Dickinson Drive and Baltimore Pike and the installation of a "pork chop" median to prevent left turns off of Dickinson onto Baltimore Pike; the intersection of Wilmington Pike and Hillman Drive, specifically lane configuration, which Township Engineer Schneider and Matt Hammond, traffic engineer for the applicant, both clarified citing conversations with PennDot and taking into consideration previous conversations about traffic backup on Hillman at Wilmington Pike during rush hour; the second entrance to access Painters Crossing Condominiums connecting to Evergreen Drive as a better option for residents from Painters Crossing to access Hillman Drive; round-a-bout being planned at the entrance to the Estates at Chadds Ford; Dickinson Road near the round-a-bout and the installation of a "pork chop" median to prevent left turns onto Hillman off of Dickinson; landscaping;

stormwater runoff; and, screening, specifically where the road will be adjacent to the Painters Crossing Condominiums.

The following residents expressed concerns about truck traffic and the overall increase in traffic and use of the road when completed: Mr. Michael Pessagno, Longview Road, Ms. Kimberly Mastriana, Estates at Chadds Ford, Mr. Bruce Trotter, Estates of Chadds Ford, Mr. John Mastriana, President, Estates at Chadds Ford, Mr. Ron Coates, Painters Crossing, and Ms. Vicki Hoxter, Painters Crossing.

The following residents expressed support for or satisfaction of the project: Mr. Clark Hoffman, Painters Crossing, Mr. Ron Coates, Painters Crossing, and Ms. Vicki Hoxter, Painters Crossing.

Mr. Weiss attorney for the applicant, responded to the Township Engineer's review letter. He confirmed that the applicant is prepared to comply with 95% of the comments. He continued that certain items regarding the intersection at Baltimore Pike and Hillman Drive and the Brandywine View Antiques property need to be discussed with the Township's Solicitor, specifically stating that the Henderson Group is not planning on developing the property so no land development application should be necessary.

Engineer Schneider explained the PennDot procedure in response to Chairman Huffman stating that PennDot has reviewed the sketch and that there will be a detailed permit review and application process for an HOP.

Chairman Huffman brought up the issue of conditional use approval regarding the disturbance of steep slopes. Solicitor McKenna reported that he would speak with the Township Solicitor and respond with an opinion.

Landscape screening and a possible sound barrier were discussed. Chairman Huffman noted the importance of these improvements for those living in close proximity to the proposed road. Other items discussed were stop bar line paintings at Evergreen Drive, sidewalks, speed limits, bus stops and signage.

The following requested waivers were discussed: a waiver of the right-of-way width on a collector street, a waiver from slope elevations, a waiver from not allowing a round-a-bout on a collector street, stormwater waivers and a sound barrier waiver.

Procedural items were discussed and Manager Serock explained that the original application in 2015 was denied by the Planning Commission and that the application should return to the County for a new Act 247 review and that the Township's Fire Marshal, Land Planner and Building Inspector all need to conduct reviews.

Chairman Huffman and Mr. Weiss agreed that the applicant would return to the June 8<sup>th</sup> Planning Commission meeting with a preliminary/ final plan addressing Township professionals' comment letters.

New Business

There was no new business.

Adjournment

Chairman Huffman's motion to adjourn the meeting at 9:18PM was seconded by Commissioner Hoxter and passed unanimously.

Respectfully submitted,

Matt DiFilippo

Assistant to the Manager/ Township Secretary