

Draft of 5/15/14

Chadds Ford Township
Delaware County, PA

Planning Commission Meeting
Wednesday, April 09, 2014
7:00PM

Officials Present

Craig Huffman, Chairman
Mike Ashmore, Commissioner
Bill Mock, Commissioner
Tom Kerwin, Commissioner
Judy Lizza, Manager
Kathy Labrum, Solicitor
Michael Schneider, Engineer
Matt DiFilippo, Secretary

Call to Order

Chairman called the meeting to order at

Approval of Minutes

Upon motion and second (Kerwin/ Ashmore) the PC approved the meeting minutes of March 12, 2014.

Public Comment

There was no public comment at this point in time.

Old Business: Brandywine East LP

Brandywine East LP's development plans are on extension until June 9, 2014.

Old Business: K. Hovnanian Townhomes, Brandywine Drive, PBC to RM

John Jaros, Solicitor representing K. Hovnanian Townhomes, reintroduced professionals representing K. Hovnanian Townhomes: David Babbitt, Land Planner, Matt Hammond, Traffic Engineer and John Kennedy, Land Planner. Township Solicitor Kathy Labrum discussed spot zoning, boundaries between zoning districts, principles of legislation of zoning, transportation, sewage, emergency planning, and the planning commission's task of listening to the applicant and reviewing the Township's zoning and comprehensive plan. Solicitor Labrum added that high-density homes are permitted in the Township so the Board of Supervisors has the right to regulate the housing with conditions through a conditional use hearing.

David Babbitt, Land Planner, discussed a fiscal impact study done to show the impact of the proposed townhomes on the Township. He emphasized that the townhomes would be marketed

as age-targeted and not age-restricted. Mr. Babbitt reviewed additional particulars along with Mr. Kennedy pertaining to size and style of the proposed townhomes. Mr. Babbitt reported that most school-age children do not live in townhomes and that this is a generalization. Commissioner Ashmore and Chairman Huffman both commented on current conditions of school-age children living in townhouses such as Springhill Farms and the Unionville-Chadds Ford School District being a very desirable school district. There was extensive discussion about single-family homes and townhomes in the area, price points and properties holding values.

Anthony Maris, area president for K. Hovnanian Homes introduced himself and discussed successful townhome projects completed by K. Hovnanian in the greater area.

Matt Hammond, traffic engineer representing K. Hovnanian, reviewed his study and summarized that townhomes will generate 11 more trips than a postulated office building but generate 68% less traffic than a shopping center.

Chairman Huffman inquired about setbacks and Solicitor Jaros responded that K. Hovnanian would like to keep the current setbacks proposed by K. Hovnanian and that he sees no non-conforming issues for the adjacent commercial properties. K. Hovnanian is proposing 30' side and rear yard setbacks and a 50' front yard setback. Different types of buffering and the site's grading were discussed. Impervious coverage was also discussed and Mr. Kennedy reported that K. Hovnanian is proposing an additional 5% impervious coverage.

Eric Gartner, Harvey Lane, commented that the development will affect nearby residents and create more stormwater runoff.

Chairman Huffman concluded that the Planning Commission would be willing to receive a new plan conforming to larger buffers, or they could vote on the proposed plan. Solicitor Jaros responded that the Delaware County Planning Commission viewed the proposal as favorable, and Mr. Maris asked for a recommendation.

Upon motion and second (Huffman/ Ashmore) the Planning Commission recommended the Board of Supervisors deny a zoning change from PBC to RM. Motion passed.

Upon motion and second (Ashmore/ Huffman) the Planning Commission recommended the Board of Supervisors deny a text amendment to the RM District. Motion passed.

Old Business: Ed Morris, 1770 – 1778 Wilmington Pike, Amendment to B District

Ed Morris introduced himself and his plan to build an assisted living facility at 1770 – 1778 Wilmington Pike. The following was discussed: height of building, the footprint of the building, and parking, which was discussed in detail. The gist of the discussion was to build the building higher to allow for more parking. It was suggested that the text of the proposed text amendment to the B District to allow for an assisted living facility be revised and reviewed at the next planning meeting.

New Business: NYAJ, 1833 Wilmington Pike, Outdoor Dining Patio

Mike Lyons, attorney for the applicant, Not Your Average Joe's, introduced the application and the representatives. Chuck Olivo, engineer for the applicant, presented the patio idea in detail, discussing the following: sidewalk space, permeable paving, open-air with a roll-shade, fenced in, entrance to patio only through restaurant, 200 feet setback to closest residence, stormwater management, and application to the Zoning Hearing Board.

Springhill Farm residents expressed dissatisfaction with the patio idea, disappointment that only residents within the townhouse community closest to the restaurant received notification, construction taking place on Sunday at 7:30AM, the disapproval of any music, conditions of the liquor license and visitors to the shopping center parking in Springhill Farms' townhouse parking. Noise and buffering the noise was subsequently discussed. Some residents of Springhill farms welcomed the restaurant's idea of building an outdoor patio. Any recommendation was tabled and it was suggested that all Springhill Farm residents be notified for the next meeting.

New Business: Audi, 1421 Wilmington Pike, Preliminary Plan & Conditional Use

Larry Strohm, attorney for applicant, reviewed the history of the application, relief sought and granted and complying with the review letters. Traffic impact and circulation, landscaping and modifications to the ingress and egress of the site were some of the details discussed.

Upon motion and second (Huffman/ Ashmore) the Planning Commission recommended a conditional use hearing to the Board of Supervisors subject to the most recent Pennoni Engineering review letter dated April 8, 2014, and subject to the recommendation of the Township's Fire Marshal. Motion passed.

New Business: Cadillac, 1550 Wilmington Pike, Map Amendment and Conditional Use

Lou Colagreco, attorney for applicant, presented the application to change the zoning at 1550 Wilmington Pike from a B District to B1 District, which would in turn allow Ruggeri Cadillac to apply for conditional use to set up their dealership at this location. Matt Houtman, engineer for the applicant reviewed the current conditions of the site and the proposed site plan. Also discussed was inventory and test drive routes. Impervious coverage and the buildings currently on the site were discussed.

Upon motion and second (Huffman/ Ashmore) the planning commission recommended to the Board of Supervisors that 1546 – 1550 Wilmington Pike be rezoned to B1 with a map change and conditional use hearing for the applicant for the property to be used as a car dealership subject to the conditions of the Board of Supervisors and subject to inventory staying at a minimum.

New Business: J. Grace Co, Wilmington Pike, Brintons Bridge & Oakland Roads Sketch Plan

Wayne Grafton, land planner representing the applicant introduced the applicant and the sketch plan. The following items were discussed: the zoning of the parcels, site investigations, changes to the concept plan, 2 different components to the application, description of the hotel(127 room hotel), a convenience store, two retail stores, a bank building, an office building, total square footage of the project, the PBC acreage of the portion of the project, the R-1 portion of the project and coverage, the necessity of a zoning text amendment, and preserving the Oakland Road historic byway, open space, a possible PRD overlay, bulk standards, and traffic infrastructure, specifically the 5 points intersection at Dilworthown. It was stated that all traffic will enter and exit from the proposed residential development on Oakland Road.

New Business: Brandywine Mills, 1751 Wilmington Pike, Component 4A – Sewage Module

Upon motion and second(Huffman/ Mock) the Planning Commission agreed to sign the 4A component to the sewage planning facilities module for Brandywine Mills, 1751 Wilmington Pike.

Upon motion and second (Huffman/ Mock) the Planning Commission nominated Mike Ashmore as Vice Chairman. Motion passed.

Adjournment

Upon motion and second (Ashmore/ Mock) the planning meeting was adjourned at 10:53PM.

Respectfully submitted,

Matt DiFilippo
Secretary