

Draft of 01/31/14

Chadds Ford Township
Delaware County, PA

Planning Commission Meeting
Wednesday, December 11, 2013
7:00PM

Officials Present

Craig Huffman, Chairman
Bill Gross, Vice Chairman
Mike Ashmore, Commissioner
Judy Lizza, Manager
Mike Schneider, Engineer
Matt DiFilippo, Secretary

Call to Order

Chairman Huffman called the meeting to order at 7:10PM.

Approval of Minutes

Upon motion and second (Huffman/ Ashmore) the Commission approved the minutes of their November 13, 2013 meeting.

Public Comment

Valerie Hoxter, Painters Crossing, reported recording the meeting.

Old Business: Brandywine East, LP

The time limit for the Township to render a decision on the land development application for Brandywine East, LP has been extended until 03/10/14.

Old Business: Audi, 1421 Wilmington Pike Sketch Revision Review

Larry Strohm, attorney for the applicant, explained the various elements of the project, specifically, the property being two-thirds in Chadds Ford Township and one-third in Thornbury Township, procedural statuses with each Township, the change in the building to configure with the elevation of the plot, parking and grading, emergency services vehicle access to the site, turning lanes and a possible deceleration lane off of Wilmington Pike, sharing entrances with neighboring properties, landscaping requirements, stormwater management requirements, variances being sought in Chadds Ford Township for the front yard setback and two additional parking spaces. Michael Bulker, engineer for the project, explained truck ingress and egress and procedures for disposal of any toxic waste accumulated on the site and test drive patterns. Septic and the future possibility of public sewer were also discussed.

Old Business: Brandywine Mills, 1751 Wilmington Pike Preliminary/ Final Plan Review

Peter Miller, Carlino Development, and Chirag Thakkar, engineer for the project, re-submitted and informed the Commissioners a recommendation was being sought from the Commissioners to the Board of Supervisors. An artist rendering was shown as to what the site will look like in Chadds Ford Township, and Mr. Miller reported that approvals were received in the Township of Concord. Chairman Huffman inquired about a bus stop shown on the plan. Vice Chairman Gross asked if there were any issues that weren't resolved, to which Mr. Miller responded that the parking lot relief sought by Chadds Ford Township's Zoning Hearing Board was the only outstanding issue, and believes the parking lot issue will be resolved at the next Zoning Hearing Board meeting. Stormwater Management, signage, parking and fee in lieu were all discussed. The calculated fee in lieu amount is estimated at \$38,000 and there was discussion of awarding a credit for the Vietnam Veteran's Memorial being constructed on the site. Commissioner Ashmore expressed that the Township will accept land that is reserved for recreation purposes and fee combinations; however, there are specifics that need to be discussed.

Upon motion and second (Huffman/ Gross) the PC recommended approval of the preliminary and final plan of Brandywine Mills, 1751 Wilmington Pike, subject to the conditions outlined in the Pennoni review letter, Chadds Ford Township's Zoning Officer review letter, subject to approvals at the December Chadds Ford Township Zoning Hearing Board hearing, with consideration of all seven waivers requested, with regard that the same landscaping plan submitted to the Planning Commission is the same to be submitted to the Board of Supervisors, with the Board's review and ability to change the name of the roadways in Chadds Ford Township, and with due consideration recommended for fee in lieu because of the proposed Vietnam Veteran's Memorial by the applicant.

New Business: Oakland Road, Briton's Bridge Road & Wilmington Pike Sketch Review

David Falcone, attorney representing Sandra Baldino, submitted a letter to the Chairman of the Planning Commission. Ms. Baldino owns land in or around the proposed development or possibly is selling land to the developer for the proposed development.

Michael D'Ignazio, attorney representing Joe Grace, presented the sketch and explained the project to develop the northern most section of the Township, specifically Oakland Road, Briton's Bridge Road and Wilmington Pike. Discussion included the area's zoning and zoning demarcation lines, Historic Architectural Review Board restrictions, Mrs. Baldino's property, ingress and egress off of Wilmington Pike, specifics of the plan such as the proposed hotel, apartment and office complex, the five-point intersection in the Dilworthtown Historic District, setbacks, building envelopes, the planned residential development part of the sketch and its entrance, the land proposed to be dedicated to the Township and emergency access. Commissioner Ashmore requested that the HARB District be shown on all future sketch plans.

New Business: Parking Lot Expansion – 1623 Baltimore Pike Sketch Plan Review

John Grace explained the proposed parking lot expansion behind the Brandywine Hotel and Antica Restaurant.

New Business: Text Amendment – B-District Assisted Living

Chairman Huffman introduced the applicant. Ed Morris introduced his plans for an assisted living site at 1770 – 1778 Wilmington Pike, the old “See Harry Before You Buy” site, currently zoned Business. Commissioner Ashmore asked why the applicant, Mr. Morris, was seeking a text amendment and not a zoning change to which Mr. Morris explained the allowable uses in the Business District and how his assisted living site would already have some of those uses, and that he was in negotiations for purchasing the site. Business district uses were reviewed, bulk requirements, layout of the building, Business District Conditional Use versus Business District “by right,” room sizes, definitions of assisted living spaces, private pay options and procedures, applying a text amendment to all Business Districts within the Township, setbacks, recreational land, emergency access, age group of the facility, comparison to assisted living facilities throughout the region, parking lot requirements, future potential of the building if built and no longer used as an assisted living facility, access on Summit Lane and Wilmington Pike, procedures for a text amendment, specifically review by Delaware County Planning Department, definitions of an assisted living facility and the impact on local ambulance services were all discussed. It was also mentioned that Mr. Morris would be expected to pay for the Township’s professionals and their services rendered in the review process of the possible text amendment. Mr. Morris will return to the Planning Commission in January.

Ordinance Review: Mandatory Dedication

Manager Lizza and Commissioner Ashmore met and discussed the Mandatory Dedication Ordinance. Engineer Schneider drafted the ordinance per their suggestions.

Upon motion and second (Gross/ Huffman) the Commission recommended approval of the adoption of the Mandatory Dedication Ordinance by the Board of Supervisors subject to review by the Township Engineer and the County Planning Department.

Ordinance Review: Noxious Weed

Removal techniques of noxious weeds were discussed.

Upon motion and second (Huffman/ Ashmore) the Commission recommended approval of the adoption of the Noxious Weed Ordinance by the Board of Supervisors subject to the inclusion of removal technique amendments.

Ordinance Review: Outdoor Furnace

Definitions of Outdoor Furnaces were discussed. Hydronic Heaters was introduced and decided to be included in the definition by the Commission.

Upon motion and second (Huffman/ Ashmore) the Commission recommended approval of the adoption of the Outdoor Furnace (Hydronic Heater) Ordinance by the Board of Supervisors subject to the definition amendments to be made by the Township engineer.

PENNDOT: Loop Road Update

Manager Lizza and Engineer Schneider led the discussion of the Loop Road update and meeting held by PENNDOT. Specifics such as grading between the incomplete parts and funding were discussed.

Adjournment

Upon motion and second (Huffman/ Ashmore) the Commission adjourned the meeting at 9:53PM.

Respectfully Submitted,

Matt DiFilippo, Secretary