

Draft of 8/13/2014

Chadds Ford Township
Delaware County, PA

Planning Commission Meeting
Wednesday, July 9, 2014
7:00PM

Officials Present

Craig Huffman, Chairman
Mike Ashmore, Vice Chairman
Bill Mock, Commissioner
Tom Kerwin, Commissioner
Tom Singer, Commissioner
Amanda Gattuso, Interim Township Manager
Mike Schneider, Engineer
Matt DiFilippo, Secretary

Call to Order

Chairman Huffman called the meeting to order at 7:00PM.

Approval of Minutes

Upon motion and second (Huffman/ Ashmore) the PC approved the minutes of the June 11, 2014 Planning Commission meeting. Motion passes.

Old Business

Brandywine East, LP, provided the Township an extension until 9/10/14 to render a decision.

New Business: Wilmington Pk, Brintons Bridge & Oakland Rds, Mansfield/J.Grace Co. Concept

Michael D'Ignazio, counsel for J. Grace Company, presented three plans: ½ acre lot plan, 1 acre lot plan and a 2 acre lot plan. The first plan presented was the 2 acre plan, which is the by-right plan per the R-1 zoning, and would include 42 homes with no open space dedication. The second plan presented was the 1 acre lot showing 37 lots and providing 26 acres of open space planned on being dedicated to the Township. The ½ acre lots were presented last and it was pointed out that the buffer was increased to 45 and 50 feet, offers 48 acres of contiguous open space which will be dedicated to the Township. A minimum 65 feet of boundary would be provided including setbacks. Joe Grace mentioned that public water and gas would be brought into the proposed residences with any plan the Planning Commission chooses to recommend to the Board of Supervisors, but public sewage only for the PRD-1 and PRD-3 plans, 1 acre and ½ acre lots, respectively. Sewer connections and open space were both discussed in detail.

Public Comment

Holly Teti, Webb Road, expressed concern about open space, and suggested 2 acre lots rather than ½ acre lots. Larry Smith, Webb Road, expressed concern about ½ acre lots.

Mr. D'Ignazio, solicitor for the applicant, stated that 2 acre lots will develop the historic overlay and not provide contiguous open space, whereas ½ acre lots will not develop the historic overlay and will provide contiguous open space.

Upon motion and second (Ashmore/ Kerwin) the PC recommended the development of a new PRD ordinance (aka PRD-3) to the Board of Supervisors to allow for smaller lot sized than those required in PRD-1 by Grace Development Company on the property off of Bellefair Lane which abuts Oakland, Brintons Bridge and Webb Roads. Motion passes.

Discussion

Commissioner Ashmore explained in detail the PRD-1, PRD-2 and PRD-3. Chairman Huffman expressed the important of understanding the context of a PRD and that the concept plan or sketch plan is not the final plan. Commissioner Singer expressed the important of the historical significance and keeping in line with the existing comprehensive plan. Commissioner Kerwin commented on the use of the open space. Chairman Huffman also explained that the Planning Commission is an advisory board to the Board of Supervisors and makes their recommendations to the Board of Supervisors with the best interests for the Township, residents and guided by the municipalities planning code.

New Business: Township Ordinance and Comprehensive Plan Discussion

Chairman Huffman discussed a starting point for the Planning Commission to review the Township's ordinances and how to prioritize. He also mentioned that professionals associated with certain ordinances should be called upon to review the ordinance, such as having the Fire Marshal review the Fire Marshal ordinance. Other ordinances initially mentioned were: the Firearms, Planning Commission, Animal, Historical Commission, Stormwater Management, Signs, Zoning, and the actual definitions and table of contents.

New Business: Noxious Vegetation Ordinance 128

Commissioner Ashmore discussed the history and current status of and issues with the ordinance. The ordinance will be on the next Planning Commission Agenda for further review.

Stormwater Management

Conducting a township wide drainage study was discussed, as well as the importance of having the Township characterized as a watershed.

Adjournment

Upon motion and second (Huffman/ Ashmore) the Planning Commission adjourned the meeting at 9:02PM. Motion passes.

Respectfully submitted,

Matt DiFilippo, Secretary