

Draft of 08/15/13

Chadds Ford Township
Delaware County, PA

Planning Commission Meeting
Wednesday, July 10, 2013
7:00PM

Officials Present

Craig Huffman, Chairman
Bill Gross, Vice Chairman
Mike Ashmore, Commissioner
Bill Mock, Commissioner
Judy Lizza, 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 (Gross/ Ashmore) the PC unanimously approved the PC minutes of May 8, 2013 as amended (MPC 503.11).

Public Comment

Frank Murphy, Marshall Road, expressed concern about traffic studies and financial impact studies, specifically on the school district, for the Township.

Valerie Hoxter, Painter's Crossing, reported recording the meeting.

Old Business: 1751 Wilmington Pike – Brandywine Mills

Peter Miller, Developer, stated that the primary purpose of his group's attendance tonight was to update the Township's Planning Commission on their land development plan, since they last met, February 12, 2013. He reported: updating their sketch plan, acquiring a neighboring property abutting Concord Auto Body, having ongoing conversations about sewage plans, submitting a traffic impact study, meetings with the Township of Concord and the adoption of an Overlay District in Concord, DEP and groups representing the Vietnam War Memorial, and plans to reappear before Chadds Ford Township's Zoning Hearing Board because they're plans are in the Light Industrial Zone and they're seeking certain relief.

PC Chairman Huffman, Vice Chairman Gross, Commissioners Mock and Ashmore opened discussion about truck traffic routes.

Langan Engineer working on the 1751 Wilmington Pike project responded with the planned routes according to the sketch plan, use of existing Applied Card Way and around the pad sites planned for Chadds Ford Township's portion of the project.

There was discussion about Applied Card Way and problems with adding a turn lane, or extending it because of the grade, and the truck routes around the pad sites. Comparisons were made to State Farm Drive in Concord Township.

Old Business: Brandywine East, LP

The PC must take action by September 10 concerning Brandywine East, LP's land development plan.

Old Business: CAMO Ordinance

The CAMO Ordinance is a proposal from Delaware County Planning along 202 from the Delaware State Line to West Chester. DELCO Reps speak at the September Township Planning Commission Meeting.

Old Business – Neighborhood Commercial Overlay

Ray Ott, Township appointed Land Planner opened discussion about the proposed Neighborhood Commercial Overlay District. He discussed: K. Hovnanian Homes' proposal to develop the parcel adjacent to Painter's Crossing Shopping Center on Brandywine Drive, specifics about their plans, the applicant's introduction of the proposed overlay zoning district—approximately 100 acres and spanning six current zoning districts, the Township's comprehensive plan, its history, how it addresses financial matters, transportation, environmental preservation and density issues for the Township, and the proposed overlay district's conformity with the plan. He talked about how the proposed overlay ordinance allowing for mix-use zoning with residential communities and businesses side-by-side with the idea of "complete streets" promoting interconnectivity and walkability.

Chairman Huffman, Vice Chairman Gross, Commissioner Ashmore and Ray Ott discussed the following aspects concerning the proposals: traffic impact, fiscal impact—specifically on the school district, commercial high-density zoning in neighboring townships, the advantage for Chadds Ford Township to adopt the overlay zoning district versus having applicants apply for variances, spot-zoning, current high-density housing in the township, components of the comprehensive plan, accommodating more high-density housing around the intersection of Baltimore and Wilmington Pikes, DVRPC projections for Chadds Ford Township's expected growth, and whether or not there is endorsement for the proposed overlay zoning district, still allowing industrial uses if an overlay district is adopted, different types of industry, completion of the loop road and the loop road alleviating traffic at the intersection of Baltimore and Wilmington Pikes.

Public Comment: Neighborhood Commercial Overlay District

Salvatore Faia, Estates at Chadds Ford and Chadds Ford Preservation Society, expressed

discontent in changes to current zoning districts, the adoption of an overlay zoning district, the Township's notice of meetings, the completion of the loop road, and concern over a proposed YMCA with an entrance on Hillman Drive. Another Estates at Chadds Ford resident also expressed concern.

There was discussion between Frank Murphy, Marshall Road, and Chairman Huffman about traffic routes for the proposed townhomes off of Brandywine Drive and onto Baltimore and Wilmington Pikes, completing the loop road, the necessity for a comprehensive traffic study, and approving all of the proposed plans at once. Chairman Huffman detailed some of the history of Chadds Ford Township and its development over the years, Municipalities' responsibility to accommodate different zoning districts, residential and business tax revenue, changes in the economy, and accommodating businesses and residents in the Township.

Bob Adams, Counsel for YMCA, commented that the proposed overlay zoning district would allow non-profit centers, complimenting the mixed use idea, not having to adopt every plan in an overlay zoning district, if it were adopted, all at once, and possible future amendments to such an overlay zoning district such as parking provisions.

John Jaros, Counsel for K. Hovnanian Townhomes, reported working with the Township on developing the overlay zoning district and its conformity to the Township's comprehensive plan and Brandywine Drive being signalized at Baltimore and Wilmington Pikes. He also suggested the Planning Commission to consider a holding a workshop for the applicant due to time restraints regarding various open agreements.

Deb Love, Spring Hill Farms, commented on residential and commercial property connectivity already existing in the Township.

Valerie Hoxter, Painters Crossing, inquired about financing traffic and financial impact studies, and the timing of the development of the proposed parcel and adopting the proposed ordinance to which Chairman Huffman responded that developers pay for the studies and that eventually the ordinance may be developed but probably not until the end of the year after review from the meticulous Planning Commission which he reminded only recommends to the Board of Supervisors for their ultimate approval. She also asked if anything has changed thus far in Ray Ott's presentation given to the Board earlier in the year, does the proposed overlay zoning district encompass Painters Crossing Condominiums, and could Dickinson Drive be signalized and possibly extended across to connect with Brandywine Drive.

Debbie Reardon, Tally Ho, expressed concern about any plans being adopted until proper traffic and financial studies were completed, and increase in traffic causing safety concerns for residents travelling the Township's roadways.

Old Business: Fee in Lieu Ordinance

The Fee in Lieu Ordinance Text Amendment was discussed, specifically: the existing ordinance not being compliant with the MPC, taking more time to re-work the ordinance, recommending the Board of Supervisors to adopt the ordinance, having the ordinance in place and adopted to ensure collection of the new fees being amended from the developers currently entertaining projects in the Township, re-writing the ordinance again, later, after tonight's recommendation to adopt the amended fees to later meet compliance with the MPC, and Township and County relations in regard to adoption ordinances compliant with the MPC.

Upon motion and second (Huffman/ Mock) the PC approved 3 – 1 (No: Ashmore) to recommend the Fee In Lieu Ordinance Text Amendment, as amended in May, to the Board of Supervisors for adoption. Ashmore's primary concern regarded some of the ways in which to acquire the fees from the developers.

New Business: Hillman Drive – YMCA

Denise Day, President and CEO of Brandywine Valley YMCA, Timothy Walsh, CFO, Bob Adams, Counsel and Chuck Olivo, Site Engineer presented their plans for a YMCA at Hillman Drive, and discussed with the Planning Commission their Market Research speaking with over 600 Chadds Ford residents, specific plans such as site layout, building size, façade, streetscaping, landscaping, sidewalks, proposed parking spaces, lighting, stormwater collection, amenities and programs such as an indoor pool and daycare; and, previous approval for the site at Hillman and Dickinson Drives; entrance and exit on Hillman Drive to which Chairman Huffman asked the applicants to consider an entrance on Dickinson Drive rather than Hillman Drive, and in turn, Site Engineer Olivo expressed issues with having an entrance on Dickinson rather than Hillman due to current grading conditions of the site; traffic studies of trip generations during peak and non-peak hours of that of an office building compared to a YMCA, and concern for residents at the Estates at Chadds Ford pertaining to increased traffic on Hillman Drive.

Salvatore Faia, Estates at Chadds Ford, Chadds Ford Preservation Society, expressed concern over an increase in traffic on Hillman Drive if a YMCA were built and the safety concerns for existing residents in the Estates at Chadds Ford and Painters Crossing Condominiums; he suggested the applicant repurpose the vacant Endo Pharmaceutical buildings.

New Business: Dickinson/ Epp Lot Line Change

Lou Dickinson and Steve Epp introduced their plans for a lot-line change for which they submitted a preliminary-final land development plan with the Township. The lot line change will create a bigger building envelope, and responded that Pennoni Engineer's review letter would be addressed.

Salvatore Faia, Estates at Chadds Ford, Chadds Ford Preservation Society, commented that the lot would be better to remain as open space.

There was discussion about the purpose of a lot line change and a developer's rights to his property between Mr. Faia, Chairman Huffman and Valerie Hoxter, Painters Crossing.

New Business: 1810 Wilmington Pike, Pescatore's

John Rendemonti, Counsel, Keystone Family Limited Partnership, opened discussion on the recent unpermitted work done at Pescatore's, 1810 Wilmington Pike. Specifics were presented such as a variance being necessary for exceeding allowable impervious coverage.

Township Fire Marshal Mike Daily reported his inspection of the site.

Upon motion and second (Huffman/ Ashmore) the PC recommended the preliminary-final land development of Pescatore's, 1810 Wilmington Pike, to the Board of Supervisors for adoption subject to compliance with Pennoni Engineer's review letter, the Fire Marshal's recommendations, the Zoning Officers recommendations and upon attaining the necessary variances with the Township's Zoning Hearing Board.

Discussion continued about the site and the work that has already been completed.

Manager Lizza commented that the PC could wait for the ZHB's decision and then make a motion to recommend the land development plan at their September meeting.

Karen Earnst, Longview Drive, expressed concern as a neighbor about noise associated with outdoor dining, the parking lot addition, specifically light pollution and removal of trees.

Chairman Huffman commented on aspects of the project that needed to be agreed upon and that the PC should continue the discussions at the meeting following the applicants appearance before the ZHB.

Upon motion and second (Huffman/ Gross) the PC decided to table it's motion to recommend the preliminary-final land development plan of Pescatore's, 1810 Wilmington Pike, to the Board of Supervisors.

New Business – 1770 – 1778 Wilmington Pike, Chadds Ford Diner

Steve Sauseline, Site Engineer, 1770 – 1778 Wilmington Pike, presented the a proposed sketch plan of a diner for the site, gave some history of the applicant's current diners in operation in the area, and specifics for the proposed diner such as parking, façade and interior space. Parking and traffic impact was discussed further.

Salvatore Faia, Estates at Chadds Ford, Chadds Ford Preservation Society, expressed discontent about the proposed development of a diner on Wilmington Pike.

New Business: 1516 Wilmington Pike, Hotel Sketch Plan

Brian McFadden, equitable owner and developer of 1516 Wilmington Pike (Watkins Building), presented a sketch plan to turn the site into a hotel and apply for Conditional Use. There was

discussion about the plan and changing the use and look of the building which is currently abandoned.

New Business: Bamboo Ordinance

Upon motion and second (Huffman/Gross) the PC decided to table discussion about the bamboo ordinance until next meeting.

Adjournment

Upon motion and second (Gross/ Mock) the meeting adjourned at 11:15PM.

Respectfully submitted,

Matt DiFilippo
Secretary