

Draft of 5/8/13

Chadds Ford Township
Delaware County, PA

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

Officials Present:

Bill Gross, Vice Chairman
Mike Ashmore, Commissioner
Bill Mock, Commissioner
Judy Lizza, Manager
Joe Mastronardo, Engineer
Matt DiFilippo, Secretary

Call to Order

Vice Chairman Gross called the meeting to order at 7:02PM.

Approval of Minutes

Upon motion and second (Ashmore/ Mock) the PC approved the minutes of March 13, 2013.

Public Comment

There was no public comment.

Old Business

Manager Lizza explained that all Land Development plans will appear on every Agenda in the Old Business section moving forward.

New Business – Fee in Lieu Ordinance Amendment

Debbie Reardon, Chair, Open Space Committee, thanked the Planning Commission for their support, and Bill Mock for acting as the PC Liaison for OS. Chair Reardon discussed the current Fee in Lieu amounts collected, and formally asked the PC for a review. Chair Reardon presented a formula for collecting the fees: \$1.10 per square footage for commercial developers and \$4,000 per dwelling unit as well as considering certain waivers to be offered to developers such as the three-year time limit in which the Township has to spend the fees collected from developers. There was discussion about current fees collected and recent projects, specifically Bruggemann Chemical, Baltimore Pike, and the Estates at Chadds Ford, Hillman Drive. Engineer Mastronardo reported that the current commercial fee collected is \$1.00 per acre, and that the new calculation would be \$1.10 per acre plus \$.50 for recreation totaling \$1.60.

New Business – Loop Road Overlay Zoning District

Mr. Ott discussed future land uses for the Township, showed the Comprehensive Plan Map, and explained how the comprehensive plan projects land use over the next 15 – 20 years in Chadds Ford Township. He continued by discussing that the area along 202 is able to accommodate growth, and that the plan for the rest of the Township is to stay rural, adding that some land is already protected, as well as some Township roads being identified as scenic. Mr. Ott pointed out that the red and orange areas on the color-coded comprehensive plan would absorb most of the future growth, and that the red area represented the 202 corridor and the orange areas represented the two historic districts of Chadds Ford.

Mr. Ott explained the “mixed use” idea of the proposed Loop Road Overlay District, contrasting it to the “typical” suburban model with an emphasis on “walkability,” promoting a “town” atmosphere, better traffic patterns and ultimately, environmentally friendly. He gave examples of townhome communities in the area, and advocated examples with “rear yard usage.” He also discussed “Leed” neighborhood development. The Hovnanian-Henderson townhome proposal was discussed, and is proposed to be developed at Brandywine Drive adjacent to the Village at Painter’s Crossing Shopping Center. The townhome community will include approximately 100 luxury townhomes. Current Zoning does not accommodate the aforementioned residential development. Vice Chairman Gross expressed the following concerns: questioning the possible future completion of the “Loop Road”; the cost of the individual townhomes to consumers (est. \$400,000); the idea of “walkability” taking into consideration the traffic on Route 1 and Route 202; having an overlay versus individual Conditional Use or Zoning Hearings; the idea of mixed-use zoning and mixing commercial with residential; and, current and projected traffic conditions.

Adjournment

Upon motion and second (Ashmore/ Mock) the PC meeting was adjourned at 8:30PM.

Respectfully Submitted,

Matt DiFilippo, Secretary