

Draft of 12/10/13

Chadds Ford Township
Delaware County, PA

Planning Commission Meeting
Wednesday, November 13, 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

The meeting was called to order at 7:00PM by Chairman Huffman.

Approval of Minutes

Upon motion and second (Huffman/ Gross) the Planning Commission approved the minutes of the October 9, 2013 meeting.

Upon motion and second (Huffman/ Ashmore) the Planning Commission approved the minutes for the October 22, 2013 meeting.

Public Comment

Valerie Hoxter, Painters Crossing, reported she would be recording the meeting.

Old Business: Brandywine East LP

The time allotted for the Township to render a decision on the land development application for Brandywine East has been extended until 3/10/2014.

Old Business: Brandywine Mills

Brandywine Mills representatives, Peter Miller, Carlino Development, Dave Clark, Project Manager, Kathy Spagnola, Landscape Architect and Chirag Thakkar, Langan Engineer, were all present. Peter Miller requested the Planning Commission recommend approval. Manager Lizza brought up a few specific waiver requests in the application and Chairman Huffman expressed he needed more time to review the plan. The following was discussed: landscape plans, the Vietnam Memorial, pedestrian walkways, artist rendering of the pad site's façade, dumpsters and enclosing dumpsters, directing traffic onto the site, trash truck and tractor trailer truck movement, stormwater management and erosion, fee in lieu and possible credit for the Vietnam

Veteran's Memorial, the neighboring Brandywine East Project and future connectivity, status of the applicant's applications with neighboring Township of Concord, the applicant's appearance before Chadds Ford Township's Zoning Hearing Board and Fire Marshal review letter, and a request for an extension from the applicant allowing the Township more time to render a decision on the application.

New Business: Lot Line Change 29 Ringfield Road

Holly Harper, 29 Ringfield, applicant, explained the lot line change. Chairman Huffman raised one issue concerning the PRD, and whether or not a new deed needs to be filed because it's a PRD (Planned Residential Development). It was suggested that the lot-line change application be reviewed by Township Solicitor Hugh Donaghue. Vice Chairman Gross asked some general questions about the development and the lot-line change, and Commissioner Ashmore inquired about possible PRD issues.

Upon motion and second (Huffman/ Ashmore) the Planning Commission recommended approval of the lot-line change at 29 Ringfield Road subject to terms of the Pennoni review letter and legal review by Township Solicitor Hugh Donaghue pertaining to PRD issues and the possible necessity of recording a new deed for the PRD.

New Business: Fee in Lieu

The Fee in Lieu ordinance was discussed, specifically the recent issue with determining the fee in lieu to be applied to the renovations by David Dodge. Formulas, calculations, interpretations, granting waivers, and relief of fee in lieu were all discussed. After an extensive discussion a motion was reached for recommendation to the Board of Supervisors.

Upon motion and second (Huffman/ Mock) whereas the Board of Supervisors has requested the Planning Commission, and whereas it is the opinion of the Planning Commission in accordance with the spirit of the fee in lieu, the requested fee should be cut in half based on an approximate calculation of floor space of the showroom of the dealership, David Dodge, which could theoretically impact the recreation under the appeal process.

Ordinance Review

Mandatory Dedication was discussed and how to calculate fee in lieu. Parking spaces, number of employees and fee structures were discussed. It was decided that the ordinance needs revision.

Adjournment

Upon motion and second (Huffman/ Ashmore) the Planning Commission adjourned the meeting at 10:35PM.

Respectfully Submitted,

Matt DiFilippo, Secretary