



Draft of 11/13/13

Chadds Ford Township
Delaware County, PA

Planning Commission Meeting
Wednesday, October 9, 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

6:30PM Workshop Call to Order: 1751 Wilmington Pike – Brandywine Mills

A Workshop was held prior to the regular Planning Commission meeting concerning the Brandywine Mills project at 1751 Wilmington Pike. Peter Miller, representative for Carlino Development, and Chirag V. Thakkar, Langan Engineer working on the project, addressed the Planning Commission members. Mr. Miller explained that Carlino Development was seeking approval from PENNDOT regarding all roadway, drainage, traffic light, pedestrian access, walkways and truck traffic issues. Engineer Schneider confirmed that PENNDOT and all engineers included in the project—the applicant’s as well as Township appointed—were in agreement regarding roadway issues. Mr. Miller continued to explain the truck routes and access and how they’ve been carefully considered regarding Wegman’s, J’s MVP Reality’s, the Township’s, PENNDOT’s and Pennoni’s input as well as concern for pedestrian safety.

There was extensive discussion about truck traffic and routes, parking, easements and overall traffic flow in and out of the proposed development. Specifics such as a the installation of a “pork chop” cement deterrent, use of Applied Card Way, truck turning ratios, fire truck access, concerns for residents and shopping center patrons, the traffic light at Applied Card Way and PENNDOT’s reasoning for keeping the light, a deceleration lane, grading differences on the site and its effect on truck traffic routes, and signage or other mechanisms to deter truck traffic and truck traffic through the pad sites to be located in the Chadds Ford Township side of the site were all discussed.

Call to Order

Chair Huffman called the Planning Commission meeting to order at 7:02PM

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Public Comment

Bruce Prabel, Heyburn Road, commented on the future truck traffic expected at the proposed Brandywine Mills development, 1751 Wilmington Pike.

Bernard Cialini, Woodland Drive, expressed concern over David Dodge's expansion.

Approval of Minutes

Upon motion and second (Ashmore/ Gross) the PC approved the minutes of September 10, 2013.

New Business: Brandywine Mills, 1751 Wilmington Pike

Bruce Prabel, Heyburn Road, commented on the light at Applied Card Way, the history of the traffic light, and its initial intended use. Chairman Huffman, Vice Chairman Gross and Engineer Schneider both commented on the light and PENNDOT's scope to keep the light.

Frank Murphy, Marshall Road, thanked the Planning Commission for time spent on the project.

Peter Miller, Carlino Development, introduced Kathy Spagnola, the Landscape Architect for the Brandywine Mills project. Kathy gave an eye-catching presentation on how she envisioned the Vietnam Veterans' memorial and pedestrian walkway will look. Pedestrian access, flagpole and lighting, handicapped accessibility and the caliper of trees and the planting of trees were discussed as well as setbacks and views along Wilmington Pike and pedestrian crossways over Wilmington Pike and accessing the Pad Sites in Chadds Ford Township.

New Business: YMCA Text Amendment

The YMCA of the Brandywine Valley made an informal presentation asking for a text amendment in Chadds Ford Township's Zoning Code, specifically the Light Industrial Zone.

Tim Rzepski, Wylie Road, supports the YMCA of the Brandywine Valley.

Katherine Renzetti, Harvey Lane, supports the YMCA of the Brandywine Valley.

Luke and Leah Walker, Beechwood Circle, support the YMCA of the Brandywine Valley.

Anne Ferrentinos, Ridings, supports the YMCA of the Brandywine Valley.

Frank Murphy, Marshall Road, commented that the YMCA of the Brandywine Valley would not be paying taxes and thus inquired what non-monetary benefits the YMCA would bring to the Township.

Manav Maheshwari, Evergreen Place, supports the YMCA but not the location because the conflict with the only entrance to the Estates at Chadds Ford.

Sharon Price, Bridlewood Drive, supports the YMCA of the Brandywine Valley.

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Guy Remidi, Ring Road, Supports the YMCA of the Brandywine Valley.

John, Fox Pointe Court, Supports the YMCA of the Brandywine Valley.

David Kelleher, David Dodge, commented that YMCA's positively add to the communities, but need to be cognizant of neighbors needs and requests.

Bruce Prabel, Heyburn Road, commented that a text amendment to the Light Industry Zone would constitute a text amendment to all LI zones in the entire Township.

Bob Adams, Esquire, representing the YMCA of the Brandywine Valley, introduced the YMCA representatives in attendance and explained the YMCA's intentions and the amendment to the text of the Light Industry Zone and that the YMCA has submitted the changes with the idea that they would still apply under Conditional Use. The text amendment was confirmed as being a "non-profit recreation facility." Commissioner Ashmore pointed out that the Business District in Chadds Ford already allowed for this.

Tim Walsh, CFO, YMCA of the Brandywine Valley, explained the tract of land the YMCA is interested in at Hillman and Dickinson Drives, the survey, and the expense of converting an already existing building into a YMCA. Mr. Walsh also discussed the benefits of a YMCA such as its Christian moral principles, employment opportunities, involvement in arts and humanities programs, financial assistance programs, community gatherings and community outreach.

The presentation was concluded and Bob Adams suggested that the YMCA of the Brandywine Valley submit a formal proposal for a text amendment to the Board of Supervisors. Chairman Huffman responded that he would speak with the Supervisors.

New Business: 1801 Wilmington Pike, David Dodge

Bernard Cialini, Woodland Drive, expressed concern about the erosion of a stream and the possibility that the erosion is due to the David Dodge dealership.

Bill Rearden, Engineer for the applicant, David Dodge, explained some of the drainage issues concerning the properties along Wilmington Pike and Woodland Drive and that the run-off widening the stream is coming from Wilmington Pike and not David Dodge's property. It was concluded that PENNDOT should be contacted about the drainage issues.

Mr. Rearden continued with explaining the expansion plans for David Dodge, 1801 Wilmington Pike. Ingress and Egress to the property were discussed as well as signs for no left turns and line striping to further help guide traffic in a safe manner.

Notices to neighbors of tonight's scheduled meeting were discussed and it was concluded that the notices should be sent again. An additional date was set for Tuesday, October 22, 2013, 5:00PM, to continue the hearing with the intention to ensure that all neighbors' concerns have been heard in the

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matter. Manager Lizza brought up the Fire Marshal review letter and the idea of involving David Dodge in the 904 Recycle Grant.

Ordinance Review: Noxious Weed Draft Ordinance

The Noxious Weed draft ordinance was discussed, specifically an appendix, enforcement and remediation.

Ordinance Review: Outdoor Woodburning Furnace Draft Ordinance

The Outdoor Woodburning Furnace draft ordinance was discussed, specifically definitions, regulations and permitting requirements.

Ordinance Review: CAMO Ordinance

It was discussed not to include the CAMO Ordinance on the agenda.

Ordinance Review: Mandatory Dedication

The Mandatory Dedication draft ordinance was discussed, specifically procedures for drafting the ordinance.

Producing an annual report, budgeting, zoning and the comprehensive plan were also all discussed.

Upon motion and second (Gross/ Mock) the PC agreed to authorize Chairman Huffman to request money to be budgeted for the Planning Commission in 2014.

Adjournment

Upon motion and second (Gross/ Ashmore) the meeting was adjourned at 10:24PM.

Respectfully submitted,

Matt DiFilippo
Secretary

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