

CHADDS FORD TOWNSHIP

Chadds Ford, PA

Minutes – Planning Commission

March 28, 2001

The Planning Commission of Chadds Ford Township met in the Township Building on Wednesday, February 28, 2001. The meeting was called to order at 7:40 P.M. Present were William Taylor, Donald Honig and James Reamer. Also present was Keith Lieberman of Kelly Engineers.

Public Comment - none

Minutes

Mr. Honig motioned, Mr. Reamer seconded, and the Planning Commission approved the Minutes of the February 28, 2001, meeting.

Ferver Land Development

Representing this Applicant, Michael Lyons, Esquire, explained that Thornbury Township's Planning Commission has recommended approval of this plan, however, the Supervisors are awaiting Chadds Ford Township's Supervisors' approval before taking action. The only outstanding issues were the noting the caliper of the trees on the plan and an easement agreement. The Planning Commission recommended that the Board of Supervisors approve this plan subject to incorporation of the required seals, notarization of signatures, incorporation of Sheet 3 (Landscaping Plan), and any outstanding engineering and legal comments.

Bancroft Homes

Both Chet Diem, Register Associates, and Michael Lyons, Esquire, represented this Applicant. Mr. Diem commented on the outstanding items in Kelly Engineers' March 27, 2001, review letter. These plans will be revised and re-submitted.

Applied Card Systems

Representing this Applicant, Steven Marshall, Esquire, outlined the details of this new submission, for a previously approved application, showing a different location for the access driveway on to Route 202 through the Hineman property. There is also access to Route 1 in Concord Township. Grading for this development has begun following approval in Concord Township. Applications for a signalized intersection have been submitted to PennDOT, and Mr. Marshall stated that the Applicant continues to agree to remove this signal, and funds will be escrowed for this purpose, in the event the southeast quadrant of the loop road is completed and a signal is installed at Hillman Drive. Mr. Marshall will be amending his previously submitted application to the Zoning Hearing Board relative to the driveway access on Route 202.

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Applied Card Systems (cont.)

Outstanding issues are: details for landscaping along Route 202, potential location of future sidewalks shown on plan, details of access for Hineman property, and clarification of a letter from PennDOT regarding the light at Hillman Drive. This plan will be revised and re-submitted.

Louis Novakis

David A. Malman, Esquire, represents Louis Novakis, the owner of Springwater Plaza. For the purpose of discussion, Mr. Malman presented a plan of Mr. Novakis' property including the Springwater Plaza site along with the residential property to the rear. Mr. Novakis has been advised to separate the commercial from the residential property; however, this would create a flag lot. The southern most building on the Springwater Plaza site may not have sufficient setback to accomplish this division. The question that arose is, if the access is an easement, and not fee simple ownership, is the sideyard setback measured from the easement or the property line? Mr. Jensen will be asked to review this matter.

The meeting was adjourned at 9:40 P.M.

Gail G. Force, Secretary

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