

# **CHADDS FORD TOWNSHIP**

Chadds Ford, PA

## **Minutes – Planning Commission**

*June 27, 2001*

The Planning Commission of Chadds Ford Township met in the Township Building on Wednesday, June 27, 2001. The meeting was called to order at 7:35 P.M. Present were William Taylor, James Reamer, Donald Honig and Fred Reiter. Also present was Keith Lieberman of Kelly Engineers.

### Minutes

*Mr. Honig motioned, Mr. Reamer seconded, and the Planning Commission approved the Minutes of the May 30, 2001, meeting.*

Public Comment - none

### Zukin Bunch Auction House

Representing these Applicants was Jeff Nagorny of Brandywine Valley Engineers, who led the discussion of items in Kelly Engineers' June 27, 2001, review letter. Mr. Bunch stated that there will be no auctions held outside the building. The Applicants are proposing to install concrete curbs along all paved areas and parking bumpers in the gravel areas; however, they have agreed to install concrete curbing in any gravel area that is paved in the future. Mr. Reiter suggested that the Fire Marshall be consulted for review and comment on the site. This plan will be revised and re-submitted.

### **Wawa (Dilworthtown Road) Conditional Use**

Representing this Applicant, Joseph Brion, Esquire, briefly described this application for a proposed convenience store, a permitted use in the "B" Business District, including retail sale of gasoline. Because of the proposed sale of gasoline, our Township Solicitor suggested that Conditional Use approval was necessary. This site is now to be served by public water and on-site septic.

Mr. Brion also detailed the dimensional variances they will be seeking from the Zoning Hearing Board in July: (1) The canopy is 66.9 feet from the right-of-way; however, the question is whether or not the canopy is considered a building, which must be 85 feet from the right-of-way. The pumps meet the required 75-foot setback. (2) There is an 8 to 10 foot section at the northeast rear corner of the building that does not meet the required 60-foot setback. (3) Location of plantings in the side buffers.

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#### Wawa (Dilworthtown Road ) Conditional Use (cont.)

Mr. Brion also advised that the proposed sign plan will be modified prior to the July 18, 2001, Zoning Hearing Board meeting. They will be proposing a 52.9 square foot, 18-foot high sign on Route 202 to include “Wawa” and gasoline pricing. Along Dilworthtown Road they will be proposing a smaller 24-square foot, 7-1/2 foot high sign on a brick base, for a total sign height of 10 feet. They will be asking for informational signs at the pumps and that the goose logo be considered an architectural element. Directional signs will be in compliance with our sign regulations.

The Planning Commission was agreeable to consideration of the goose logo as an architectural feature. Mr. Reamer stated that if expert testimony proved that the height of the sign along Route 202 is as a result of a safety issue, then he would have no objection to the proposed height. The Planning Commission recommended that the Board of Supervisors approve this Conditional Use.

#### Megill Construction (former Goodman property on Heyburn Road)

On behalf of Megill Construction, Jim Aiken, Register Associates, presented a sketch plan for discussion. They are proposing subdivision of the former 6.7-acre Goodman property on Heyburn Road into three residential lots. The driveway will be relocated and the existing house razed. The only concerns raised by the Planning Commission members were construction on steep slopes on

Lot 2 and the site distance for the driveway.

The meeting was adjourned at 9:57 P.M.

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Gail G. Force, Secretary