

CHADDS FORD TOWNSHIP

Chadds Ford, PA

Minutes – Planning Commission

August 29, 2001

The Planning Commission of Chadds Ford Township met in the Township Building on Wednesday, August 29, 2001. The meeting was called to order at 7:35 P.M. Present were William Taylor, Maurice Todd, Donald Honig, James Reamer and Fred Reiter. Also present was Keith Lieberman of Kelly Engineers.

Minutes

Mr. Todd motioned, Mr. Reiter seconded, and the Planning Commission approved the Minutes of the July 25, 2001, meeting.

Public Comment - none

Concord One Associates

Mr. Pettinaro briefly described this subdivision application for the Ramada Inn property at the corner of Routes 1 and 202. This application has also been submitted and approved by Concord Township. The portion of this property that is in Chadds Ford Township is entirely in the right-of-way. Mr. Honig motioned, Mr. Todd seconded, and the Planning Commission voted to recommend to the Board of Supervisors that this plan be approved as submitted.

Wawa (Dilworthtown Road)

Representing this Applicant, Skip Brion, Esquire, advised the Planning Commission that they have received both Zoning Hearing Board approval and Conditional Use approval. The main issue on this site has always been sewer. Their Engineer, Robert Irons, detailed the possibility that they will be able to connect to the Cherry Farms subdivision sewage system (a new subdivision southeast of this site); however, they will continue to work on the details of on-site

septic in the event they are unable to connect to Cherry Farms. Chester Water Authority will be providing water to this site coming west on Dilworthtown Road from Thornbury Township. Mr. Todd motioned, Mr. Honig seconded, and the Planning Commission voted to recommend that the Board of Supervisors approve this preliminary plan subject to the outstanding items in Kelly Engineers' August 29, 2001, review letter including: (1) Final satisfaction of the Fire Marshall for location of the storage tanks and a permit from PA DEP; (2) Discussion with Chester Water Authority regarding location of a fire hydrant on Dilworthtown Road; (3) Addition of a note on the plan for future location of sidewalks that Wawa agreed to install at the Township's discretion; (4) Resolution of sewer issue; and (5) Submission of an abbreviated Environmental Impact Assessment to the satisfaction of our Township Engineer.

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Brandywine Conservancy

Representing the Conservancy, Timothy Barnard, Esquire, presented sketch plans and renderings for proposed development to include replacement of two existing structures and expansion of the Museum. The modifications will require change of use for this property as well as zoning variances. There will be no increase in staff, and all new buildings will be connected to their existing septic.

The meeting was adjourned at 9:20 P.M.

Gail G. Force, Secretary

