

CHADDS FORD TOWNSHIP
PLANNING COMMISSION

MINUTES

The Planning Commission of Chadds Ford Township met in the Township Building on Wednesday, October 30, 2002. Present were William J. Taylor, Maurice Todd, Jim Reamer and Anthony Cutrona. Also in attendance were Mr. John P. Kelly of Kelly Engineers and Maryann Furlong, Township Secretary. The meeting was called to order at 7:30 PM.

PUBLIC COMMENT - None

MINUTES - The minutes of the September 25, 2002, meeting were approved upon motion (Todd, Reamer).

RIDGE ROAD - Chester R. Diem of Register Land Surveyors presented a subdivision sketch plan on behalf of John Tremonte for his property on Ridge Road. The proposal would divide the property into three one acre lots with one driveway exiting onto Ridge Road. Mr. Diem asked if the subdivision would fall within the proposed sewer extension and suggested that Mr. Tremonte wanted to be tied in if possible. Mr. Kelly stated that although he was not positive of the location of the property in question, he felt it was close enough to be a candidate for a tie in.

There was discussion regarding the intended width of the driveway at the mouth with Mr. Taylor stating that there must be sufficient room to allow for safe access from Ridge Road. Pull off areas along the driveway were also discussed to insure that two cars would be able to pass each other. Mr. Todd questioned the elevation change in the lot itself and suggested that it might be an issue as to the driveway. Mr. Diem answered that the placement of the driveway had been changed to improve the line of site and added that brush would be removed.

Planning Commission members, Mr. Kelly and Mr. Diem discussed easements for the driveway.

Mr. Diem suggested that subdivision plans might be submitted for consideration at the Planning Commission meeting of November 27th.

RIDGE ROAD - Joe Grace, III, owner, and Lug Ginter, of Harry M. Stong Engineering, presented a subdivision sketch plan for an eight acre property on Ridge Road. The proposal would subdivide the lot into two parcels, one being 2.7-3 acres, with the remaining ground measuring in excess of five acres. Mr. Ginter already has a PennDOT permit for the driveway and pond crossing and site distances have been approved. Perk tests have been done, but he was not sure if permits have been issued. The plan has also been submitted to the Delaware County Planning

Commission and the Army Corps of Engineers. Mr. Kelly asked if the stream crossing had been done and Mr. Ginter replied that it had not.

Mr. Taylor suggested that the plan be reviewed at the Planning Commission Workshop to be held on Wednesday, November 13th, at 6:00 PM.

PROPOSED BED and BREAKFAST ORDINANCE - Dr. and Mrs. Sabanayagam ask members of the Planning Commission to review the proposed Bed and Breakfast ordinance pursuant to a request by the Board of Supervisors at the meeting of October 9, 2002. The Sabanayagams own the property at the corner of Route 1 and Webb Road and have been approached by representatives of both Longwood Gardens and the Brandywine Conservancy as to possibly turning the home into a Bed and Breakfast to host international visitors. Dr. Sabanayagam informed Planning Commission members that the home has been historically renovated and that the grounds are very well maintained. The Sabanayagams would like to have ten guest rooms available and invited members of the Commission to come view the property.

Discussion ensued as to various issues. It was the sentiment of the Planning Commission members that a Bed and Breakfast ordinance should be considered with the intent of same being to preserve the historical and architectural significance of homes within the Township that would otherwise be in danger of being demolished to allow for subdivisions if the ordinance were not in place. Major topics for consideration are:

1. In order for a property to qualify as a Bed and Breakfast, the parcel must abut a state highway.
2. The parcel must be a minimum of five acres. There was also a suggestion that a ratio be created as to number of rooms/acreage.
3. Surrounding land uses must be taken into consideration and safeguards for those property owners should be written into the ordinance. Members expressed concerns about placing a business in a residential area and stated that there should be minimal impact on surrounding properties. Especially noted was that lighting should conform to the Township's requirements for business districts.
3. Definitions as to what a Bed and Breakfast is and what distinguishes such an establishment from other businesses within the Township should be included. There was discussion as to ownership. Mr. Todd suggested that the ordinance should encourage the manager in residence of any Bed and Breakfast to be at least a 25 percent owner of the business.

5 The maximum number of guest rooms should be twelve or less

6. Parking areas, pervious/impervious surfaces and alternatives to commercial type paving were discussed. Mr. Kelly encouraged use of ground recharge systems.

Mr. Taylor stated that the Planning Commission's suggestions would be passed on to the Board of Supervisors via the Minutes of this meeting.

Upon motion (Todd, Reamer) the meeting was adjourned at 9:15 PM

Respectfully submitted

MARYANN D. FURLONG, Township Secretary