

CHADDS FORD TOWNSHIP
PLANNING COMMISSION

December 19, 2002

MINUTES

The Chadds Ford Township Planning Commission met on Thursday, December 19, 2002, at the Township Hall. The meeting was called to order by Chairman William Taylor at 7:30 PM. Present at the meeting were: William Taylor, Chairman, Jim Reamer, Fred Reiter, Maurice Todd, Anthony Cutrona, James P. Kelly for Township Engineer James C. Kelly, and Maryann Furlong, Secretary.

MOTION TO APPROVE MINUTES OF NOVEMBER 27, 2002

Upon motion (Cutrona, Todd) minutes of the Planning Commission's meeting of November 27, 2002, were unanimously approved.

L. FISHER L.L.C.

Lee Fisher, of Fisher's Carpet One, Tom Shocklin, of Brandywine Valley Engineers, Raymond C. Freeman, III and Thomas Capalbo, both of Mike Rosen Architects, were in attendance to present preliminary land development plans for Fisher Carpet One.

The property is located at 1550 Wilmington Pike, Route 202, just north of Oakland Road. It is 3.83 acres and is zoned R-1 Residential and B- Business. The applicant is seeking a reverse subdivision to consolidate three lots into one and to put an addition onto the existing building, doubling the size of the current store. The additional space will be for professional offices and retail space for stores specializing in home design. A second floor will house either offices or mechanical/storage space.

Members of the Planning Commission and representatives of the Applicant discussed the remarks and comments as submitted by James P. Kelly in a written review of the plans dated December 13, 2002. Of particular note were:

WAIVER REQUESTS

Discussion ensued regarding storm water runoff the use of impervious calculations to determine flow.

ZONING

2. Building façade calculations were discussed.
5. Mr. Shocklin stated that the plan should read "Professional Offices" in reference to the parking table.
6. Mr. Shocklin will fine tune the parking calculations.
- 7 Two loading areas were proposed. Mr. Shocklin will run numbers through his software to ensure accessibility by large trucks. He wants to be able

- to accommodate tractor trailers, although the expectation is that there will not be much need for such large trucks.
8. Of particular concern to member of the Planning Commission was a problem that presently exists when motorists use the current driveway as a shortcut between Route 202 and Oakland Road. Mr. Taylor saw that problem increasing if the roadway is improved and saw a need to restrict access. Discussion ensued. One suggestion was the installation of speed bumps in the roadway. Mr. Fisher stated that he had no problem with that.
 13. Mr. Reamer questioned how much impervious cover will be added. Mr. Shocklin suggested that one alternative to reduce paving would be to keep certain parking areas in reserve, as long as retail stores would not be adversely effected.

SUBDIVISION/LAND DEVELOPMENT

32. It was the consensus of the Commission members that landscaping would be preferred as a buffer around the basin area.

SEWAGE DISPOSAL PLAN

Mr. Todd asked Mr. Kelly for his comments on the letter from Sewer Enforcement Officer Stuart Pollock, dated December 14, 2002, concerning the alternate drip irrigation system being proposed. Discussion ensued regarding space requirements, usage calculations, possible effects on the footprint of the building and backup plans for possible failures.

Ray Freeman of Mike Rosen Architects presented a color illustration of proposed home design center.

Planning Commission members then addressed specific questions to the Applicant.

It was determined that professional sales, not professional services will be provided by the new stores. The existing carpet business will be in the middle of the center with complementary businesses in the surrounding retail space, as well as related professional services that would appeal to a person building a new home.

Changes to or relocation of the existing entrance to the Brandywine Spa store is under consideration.

Mr. Kelly questioned whether or not products would be stored on site. Mr. Shocklin stated that the retail area will mostly house showroom type stores. There might be some product storage on a small scale, but no significant stocking of product.

Mr. Kelly asked Mr. Shocklin if he had been in touch with PennDOT. Mr. Kelly was concerned with the discharge from the basin going under Route 202. Mr. Shocklin plans to tie into the existing line.

Mr. Taylor questioned what percentage of the site will be warehouse space overall. Mr. Shocklin replied that sales will have about 13,300 square feet; professional office - 6,450 square feet; office space - 2,100 square feet; warehouse, storage and mechanical - 16,252 square feet. Approximately thirty percent of the storage area will house carpets and spas.

The issue of parking spaces was again discussed. Mr. Todd asked how many parking spaces were shown on the plans and how many are required. Ray Freeman replied that 171 are shown and approximately 171 are required. Mr. Taylor asked if that number could be reduced. Discussion ensued as to how to best increase the green area to a maximum without infringing on the retail stores. Mr. Shocklin said that he could reduce the number of parking spaces if a stipulation could be reached permitting the owner to utilize reserved spaces if it became necessary in the future. Mr. Taylor stated that the Commission would recommend same.

Mr. Reiter asked the Applicant if they had taken into consideration the section of Route 202 that PennDOT will need to take to eventually widen the road to three lanes. There was further discussion of cutting off the "shortcut" traffic between Route 202 and Oakland Road with the installation of speed bumps.

The Applicant will return next month with answers to outstanding issues

There being no other applicants, Mr. Taylor adjourned the Planning Commission meeting at 8:30 PM. All members remained to go into work session to further discuss the proposed Bed and Breakfast ordinance.

Respectfully submitted,


Maryann D. Furlong, Secretary