

CHADDS FORD TOWNSHIP

Chadds Ford, PA

Minutes – Planning Commission

January 30, 2002

The Planning Commission of Chadds Ford Township met in the Township Building on Wednesday, January 30, 2002. The meeting was called to order at 7:30pm. Present were William Taylor, James Reamer and James Urie. Also present was J.P. Kelly of Kelly Engineers.

Mr. Taylor welcomed new Board member James Urie. He also introduced new Secretary Valerie Hoxter.

Mr. Reamer moved, Mr. Taylor seconded, all voted yes and the Commission approved the minutes of the December 26, 2001 meeting.

Public Comment

There was none.

Brandywine Conservancy-SEPTA Subdivision- Timothy Barnard, Esquire representing the applicant reviewed the revised plans prepared at the request of the Township Engineer for visual purposes to show the lots as they will exist after the subdivision and merger. Mr. Barnard then reviewed the Engineer's requests as listed in his review letter. Mr. Barnard requested approval of the subdivision subject to the Engineer's recommendations. Mr. Kelly recommended approval contingent upon the lots closing. Mr. Reamer moved, Mr. Urie seconded, and the Planning Commission recommended that the Board of Supervisors approve this plan contingent upon the lots closing.

Brandywine Conservancy Land Development Plan – Timothy Barnard, Esquire representing the applicant reviewed the revised plans by using the landscaping plan and referencing the Township Engineer's review letter dated 1/30/02. Mr. Barnard requested approval contingent upon acceptance of the landscaping by the Township Engineer. Mr. Kelly recommended that the plans be approved contingent upon the satisfaction of the Engineer's review letter. Mr. Reamer moved, Mr. Urie seconded and the Planning Commission recommended that the Board of Supervisors approve

the plan contingent upon the following: satisfaction of the Engineer's review letter; that the landscape plan under Section 405.B.7 be completed to the satisfaction of the Township Engineer at the time of construction; that it be noted for the Supervisors that there was discussion of a concern by Mr. Grace that there may be an increase in sewage as a result of this new construction.

Longview Builders (Heyburn Road) – Jim Aiken of Register Associates appeared representing the applicant. Since this was the third appearance by Mr. Aiken, and most of the remaining issues are administrative, Mr. Kelly read through his Engineer's letter to review the recommendations. Mr. Kelly recommended the plans be approved. Mr. Urie motioned, Mr. Reamer seconded and the Planning Commission recommended that the Board of Supervisors approve the plan contingent upon satisfaction of the Township Engineer's review letter.

Pileggi lot line change – Jim Aiken of Register Associates appeared for the applicant. Mr. Kelly informed the applicant that the Township Engineer did not receive the application two weeks prior to the Planning Commission meeting, therefore did not have enough time to prepare a formal review letter. He did, however, recommend that the Planning Commission discuss the plan preliminarily, and that he make some initial (but not conclusive) recommendations. Mr. Kelly informed all that the Township Engineer would complete and submit their review letter within two weeks. He informed that applicant that discussing the plans in this meeting starts the MPC clock. The Planning Commission agreed and looked over the plans. Mr. Kelly made some initial comments.

Watkins – Jim Hatfield of Vandermark and Lynch appeared for the applicant. This application was not received by the Township Engineer two weeks prior to the Planning Commission meeting. Therefore, Mr. Kelly recommended to the Planning Commission that they preliminarily discuss the plan. He will submit the Township Engineer's review letter within two weeks. The Planning Commission reviewed and discussed the plan. Mr. Kelly made some initial comments.

Novakis subdivision – This plan was not received by the Township Engineer two weeks prior to the Planning Commission meeting. Therefore, there was no formal review letter prepared. However, the Planning Commission reviewed and discussed the plan, and Mr. Kelly made some initial comments. Mr. Kelly informed Mr. Novakis that he would receive a review letter with the Township Engineer's recommendations.

The meeting was adjourned at 9:30pm.



Valerie Hoxter, Secretary