

CHADDS FORD TOWNSHIP

Chadds Ford, PA

Minutes – Planning Commission

February 27, 2002

The Planning Commission of Chadds Ford Township met in the Township Building on Wednesday, February 27, 2002. The meeting was called to order at 7:35 pm. Present were Fred Reiter, William Taylor, James Reamer, James Urie, J.P. Kelly of Kelly Engineers and Valerie Hoxter.

James Reamer moved, James Urie seconded and the Planning Commission approved the minutes of the January 30, 2002 meeting.

Public Comment - There was none.

Pileggi Subdivision – Chester Diem of Register Associates appeared representing the Pileggis. Mr. Diem reviewed the plan by referring to the Township Engineer's review letter dated February 20, 2002. William Taylor moved, James Urie seconded and the Planning Commission recommended that the Board of Supervisors approve the plan contingent upon satisfaction of the Engineer's review letter.

Novakis Subdivision – Chester Diem of Register Associates appeared representing Mr. Novakis. Mr. Diem reviewed the plan by referring to the Township Engineer's review letter dated February 20, 2002. J.P. Kelly noted that the outstanding issue to be resolved on this plan is the replacement area. J.P. Kelly recommended that this plan not go before the Board of Supervisors until sewage issue is resolved. Mr. Diem requested for approval by the Planning Commission only at this time. James Urie moved, James Reamer seconded and the Planning Commission approved the plan based on the satisfaction of the Engineer's review letter dated February 20, 2002 (including providing 100% replacement area).

Watkins – Jim Hatfield of Vandemark & Lynch appeared on behalf of George Watkins. Mr. Watkins was also present. Mr. Hatfield presented

the plan by reviewing the Township Engineer's review letter dated February 20, 2002. J.P. Kelly recommended approval of the plan once the sewage replacement issue is satisfactorily addressed. Fred Reiter moved, James Reamer seconded and the Planning Commission recommended that the Board of Supervisors approve the plan pending final perc tests and satisfaction of requirements of S.E.O. and all other recommendations included in the Engineer's review letter.

Mehring – Tom Schocklin of Brandywine Valley Engineers appeared on behalf of the Mehrings. Mr. & Mrs. Mehring were also present. Mr. Schocklin presented the plan and reviewed the comments in the Township Engineer's review letter dated February 20, 2002. Perc testing is scheduled for March 5/March 6. Comments have not yet been received from Delaware County Planning Commission. William Taylor asked the applicant to return to next month's Planning Commission meeting with comments from the Delaware County Planning Commission, Township S.E.O. and the Delaware County Conservation District.

Saunders – Stephen Wasylyszyn of G.D. Houtman and Timothy F. Sullivan appeared on behalf of the Saunders. As J.P. Kelly was unaware that the Saunders plan was on the agenda for this meeting, he recommended discussing the plan but not taking any action at this time. The Planning Commission requested that the representatives return for next month's meeting.

Concordville Nissan Subaru – Tom Schocklin of Brandywine Valley Engineers appeared on behalf of Concordville Nissan Subaru. William Taylor requested proof of easement to do an on-lot septic system. James Reamer moved, James Urie seconded and the Planning Commission recommended that the Board of Supervisors approve the plan contingent upon a satisfactory replacement septic system, an adequate on-lot facility with 100% replacement area and an accelerated schedule indicating completion of the above as soon as possible, but within 6 months at the most.

Capelli Tract - Tom Schocklin of Brandywine Valley Engineers appeared on behalf of the Capellis. This plan has already been through approvals in the past, however the plan was never recorded. Therefore, the applicant is appearing again. After review of the plan, Fred Reiter

moved, James Urie seconded and the Planning Commission recommended that the Board of Supervisors approve the plan contingent upon satisfaction of the Township Engineer's letter dated February 26, 2002.

Twin Magnolias - John Fellows of Brandywine Valley Engineers appeared representing Twin Magnolias. Mr. Fellows presented the plan by referring to the Township Engineer's review letter dated February 27, 2002. James Urie moved, Fred Reiter seconded and the Planning Commission recommended that the Board of Supervisors approve the plan contingent upon satisfaction of the Engineer's review letter.

The meeting was adjourned at 10:30pm.

Valerie Hoxter, Secretary