

CHADDS FORD TOWNSHIP PLANNING COMMISSION

Minutes

June 26, 2002

The Planning Commission of Chadds Ford Township met in the Township Building on Wednesday, June 26, 2002. The meeting was called to order at 7:30 p.m. Present were William J. Taylor, James Reamer and Fred Reiter. Also in attendance were J. P. Kelly of Kelly Engineers and Sabina J. Taylor.

MINUTES - The minutes of the May 29, 2002 meeting were approved on a motion by William J. Taylor, seconded by James Reamer.

PUBLIC COMMENT - None

NOVAKIS SUBDIVISION - David Malman, Esquire, representing Louis Novakis commented on the items not yet completed as noted in Kelly Engineers' review letter dated June 26, 2002. These items include submission of a deed, driveway and sewage easements, and proof that the abutting owners have been notified of the application to subdivide this property. Mr. Malman said that Mr. Novakis has sent letters to the abutting property owners but did not send them by certified mail. He has agreed to re-mail the letters by certified mail tomorrow. He will also see that the required agreements are forwarded to the Township Solicitor Donald Petrosa, Esquire for review and that a copy of the deed is provided to Kelly Engineers. Mr. Malman asked that the Planning Commission recommend that the Township Supervisors approve this subdivision plan, contingent upon completion of the three remaining items so that he can present it for approval at the July 3, 2002 Board of Supervisors meeting.

Chairman Taylor told the applicant that, at last month's meeting he reminded everyone that the Planning Commission is not going to grant any recommendations for approval of plans while there are still outstanding items to be done. This policy has been requested by the Board of Supervisors who prefer that everything be completed before the applicant appears before them seeking approval for plans. Mr. Malman said he understands and that the applicant will not appear before the Supervisors until everything is completed. Mr. Kelly noted that the MPC clock for this submission runs out on July 3, 2002. At this time the review of the Novakis Subdivision plan was tabled because Mr. Novakis offered to get a copy of the deed and return with it before the end of tonight's meeting.

SAUNDERS SUBDIVISION - Stephen J. Wasylyszyn, P.L.S., of G.D. Houtman & Sons, Inc. representing the applicant, P.F. Properties, reviewed a recently approved lot line change and gave an update on the status of the onsite sewage disposal issue. Mr. Wasylyszyn then discussed Kelly Engineers' review letter dated June 24, 2002. Under zoning, the common shared driveway shown on the plan was discussed and suggestions were made. It was also noted by Mr. Wasylyszyn that the applicant intends to ask for a waiver regarding the submission of a landscaping plan. Issues relating to stormwater calculations and management were discussed.

After reviewing the remaining items in the engineer's review letter, Mr. Wasylyszyn said he will address the outstanding issues in the letter and return to the July 31, 2002 Planning Commission meeting for further consideration of this subdivision application.

NOVAKIS SUBDIVISION CONTINUED - Mr. Novakis returned to this meeting with the deed to the property that is being considered for subdivision. Mr. Kelly reviewed the deed and reported that the property was recently surveyed and the lot lines shown on the plan seem to be acceptable. Mr. Novakis told the Planning Commission that no development is planned for these properties. The purpose of the subdivision application is just to create two separate deeds for the two properties, one for the residential and one for the commercial.

On a motion by Fred Reiter, seconded by James Reamer, the Planning Commission unanimously agreed to recommend that the Supervisors approve the Novakis subdivision plan, dated August 23, 2001 and last revised June 3, 2002, contingent upon proof of notification of abutting property owners and submission of the required Easement Agreements to the Township Solicitor for his review.

ANIMAL CONTROL ORDINANCE - This Ordinance was discussed by the Planning Commission member present. No action was taken at this time.

On a motion by James Reamer, seconded by Fred Reiter, the meeting adjourned at 8:30 p.m.

Respectfully submitted.



Sabina J. Taylor, Secretary Pro Tem