

CHADDS FORD TOWNSHIP PLANNING COMMISSION

Minutes

September 25, 2002

The Planning Commission of Chadds Ford Township met in the Township Building on Wednesday, September 25, 2002. Present were William J. Taylor, Maurice Todd, Fred Reiter and new member, Anthony Cutrona. Also in attendance were J. P. Kelly of Kelly Engineers and Sabina J. Taylor, Secretary Pro tem. The meeting was called to order at 7:40 p.m.

PUBLIC COMMENT - None

MINUTES - The minutes of the August 28, 2002 meeting were approved on a motion by Maurice Todd, seconded by Fred Reiter.

ROBBINS SUBDIVISION - Kathleen Farrell, Esq., representing Susan Robbins, reviewed the plans, last revised September 20, 2002, for the Robbins property located at the northwest corner of Harvey Road and Route 1. Ms. Farrell noted that staff comments from the Delaware County Planning Department recommend that the proposed subdivision be approved.

The revised plan addresses comments made in Kelly Engineers' review letter dated August 19, 2002. Kelly Engineers' review letter dated September 20, 2002 was discussed. Fourteen waivers have been requested. The items under Subdivision/Land Development have been addressed. Items numbered 20 and 21 under Additional Comments need to be resolved. Mr. Kelly said that the intent of comment number 20 regarding the location of the well in question is to have an accurate plan for recording with the Delaware County Recorder of Deeds. He also noted that the typographical error on the zoning tables relating to rear yard setbacks appears to be corrected on the revised plans dated September 18, 2002.

Additionally, one of the side yard indicators is labeled as a rear yard setback. Although minor, this typographical error should also be corrected.

Mr. Reiter inquired about access to Route 1. Mr. Kelly explained that no Penn Dot driveway permit has been issued for access to and from Lot 1 to Route 1.

It was determined that the color rendering of the plan has been received by the township as required.

In response to a question from Mr. Taylor, Ms. Robbins agreed that, although the barn is pretty, she will see that it is removed upon final plan approval.

by the Township Board of Supervisors. It was explained that the barn must be removed because it will encroach on the required rear yard setback of Lot 1.

On the condition that the well be shown and the minor typographical error corrected on the plans submitted to the Supervisors, Maurice Todd recommended approval of the Robbins subdivision. Mr. Cutrona seconded the motion and it passed unanimously.

CORNERSTONE - Tim Smith, of Chester County Innovation, discussed Kelly Engineers review letter dated September 20, 2002. Most of the issues have been resolved. Mr. Smith noted that, after they are finalized, easement agreements for the driveway seepage bed on Lot 1 and the common driveway will be sent to the Township Solicitor for his review. Comment number 13 relating to the planting of replacement trees will be referred to the Supervisors for their consideration. Discussion followed regarding necessary tree removal. Maurice Todd motioned to recommend approval of the Cornerstone Subdivision providing all remaining items are completed before the plans are submitted to the Supervisors for their approval. Fred Reiter seconded the motion and it passed unanimously.

66A BULLOCK ROAD - Gary Scheivert, representing William F. Mahoney, current owner of this property, presented a sketch plan for subdividing the 7 acres into three 2 acre lots. Mr. Mahoney plans to sell the property and, to help establish the value, he would like feedback from the Planning Commission regarding the possibility for subdivision. The Planning Commission discussed their concerns relating to the fact that Township Subdivision and Land Development Ordinance limits the number of properties that may access a private lane or driveway, and Old Orchard Lane currently far exceeds the limit of four on a private lane. This existing condition predates the ordinance limiting the number to four. Possible solutions were discussed. Mr. Scheivert thanked the Planning Commission and said he will relay their comments to Mr. Mahoney.

On a motion by Fred Reiter, seconded by Maurice Todd, the meeting adjourned at 9:00 p.m.

Respectfully submitted,

Sabina J. Taylor, Secretary Pro Tem