

**CHADDS FORD TOWNSHIP
PLANNING COMMISSION
February 26, 2003**

MINUTES

The Planning Commission of Chadds Ford Township met in the Township building on Wednesday, February 26, 2003. Present were Chairman William J. Taylor, Vice-Chairman Maurice Todd, Jim Reamer and Anthony Cutrona. Also in attendance were James P. Kelly for James C. Kelly, Township Engineer; Richard J. Jensen, Township Building Inspector, and Maryann Furlong, Township Secretary. The meeting was called to order at 7:30 PM.

APPROVAL OF MINUTES OF JANUARY 26, 2003

Upon motion and second (Reamer, Todd), the minutes of the January 26, 2003 meeting of the Planning Commission were unanimously approved.

PUBLIC COMMENT

No comments were offered.

FISHER CARPET ONE REVERSE SUBDIVISION

Thomas A. Schocklin, PE, of Vollmer Associates, LLP, presented the second preliminary plan submission, dated February 11 2003, on behalf of the applicant, Fisher Carpet One. Also in attendance was Tom Capalbo of Mike Rosen Architects, Planning Commission. Discussion ensued as to unresolved issues as stated in Kelly Engineer's Remarks/Comments of February 25, 2003:

1. The Township Engineer's interpretation of Township ordinance 64(l) section 12.61(b)(3)(ii), is that the buildings proposed are one unit and as such, would fall under the conditional use ordinance. Mr. Schoklin stated that the applicant will be looking for a recommendation for approval.

1. and 6. Mr. Rosen had just submitted a response to Mr. Kelly this evening in regard to the parking table. Same was taken under advisement by Mr. Kelly.

1. Mr. Schoklin reviewed the three proposed loading areas and explained that truck access had been improved by adjusting island placement. Mr. Kelly expressed concern that the one area still appears to be tight. Mr. Rosen stated that this was actually the current set up at the store and Mr. Fisher was not experiencing any problems in taking deliveries from large trucks. The current number of parking spaces necessary is 157 and there are currently 162 planned.
1. One-way signage detail will be added to the plan.
1. Mr. Kelly was showing more than 65% impervious coverage and asked Mr. Schocklin to provide him with another electronic copy to verify the percentages.
19. A project number has still not been received from DEP.
1. A written report will be submitted to address the feasibility of obtaining water supply and sewage disposal.
23. The plan will be revised as requested to include the size and type of sewer line.
29. There was discussion as to whether or not a 100% replacement area would be required since the proposed drip irrigation sewage disposal system would be considered a Community On-Lot system. Although Mr. Schocklin did not consider this development to be same, he will ask for a waiver of that requirement. The suggested use of Knight's Bridge STP might not be a feasible option. Mr. Jensen suggested the possibility of installing holding tanks as a possible back up system.

34. Approval of an erosion control plan will be obtained from the Delaware County Conservation District.
36. The tree situation will need to be determined by the Board of Supervisors.
41. There was some discussion of existing paving where the driveway abuts Oakland Road, but no resolution.
43. Mr. Schocklin will submit the plan to the Concordville Fire Marshall for review.

Mr. Kelly questioned Mr. Schocklin with regard to the PennDOT HOP Permit and the proposed size of the dumpsters.

Comments from Stuart Pollock, Sewage Enforcement Officer, in a letter dated February 23, 2003, were then reviewed.

Proximity of new line to the "landscape buffer" was discussed. Mr. Schocklin stated that necessary revision will be made. Mr. Schocklin may also need to make adjustments to maintain the twelve foot distance of the drip irrigation system from the driveway "loading area" and from the proposed building foundation.

Mr. Kelly cited provisions of Chapter 73 as to pump tank isolation distances (see number 26 in Kelly Engineer's review). Mr. Schocklin will review and respond.

Commission members discussed the following:

Mr. Todd stated that the main topics at issue seemed to be the sewage replacement system, the percentage of impervious coverage and the location of the pump station in relationship to the buffer zone. The Commission members were concerned about the requirements of Act 73 as to the placement of system components within fifteen feet of the landscape buffer area and questionable distances relative to property lines. Mr. Schocklin expects the estimated flow to be approximately 1200

gallons per day.

Mr. Schocklin asked if the Board of Supervisors would be comfortable with granting preliminary approval at this point, but Commission members want to further resolve the sewage and coverage issues prior to submission to the Board of Supervisors.

Expiration of the MPC clock was discussed and it was determined that an extension would be necessary. Mrs. Furlong will submit the necessary extension form to Mr. Fisher for signature.

Robert Craig, an adjoining property owner, presented several questions to Mr. Schocklin.

TREMONTE SUBDIVISION/LAND DEVELOPMENT – RIDGE ROAD

Robert E. Flinchbaugh, PE, of Register Associates, Inc., presented the first preliminary plan submission for the applicant, John Tremonte, dated February 3, 2003. The proposal calls for a three lot residential subdivision of the 3.372 acre property, located on the south side of Ridge Road between Heyburn Road and Raven Drive. One shared driveway is planned with water to be supplied by on-site wells, and sewage to be a low pressure sewer line to cross Ridge Road to a receiving manhole directly adjacent to Raven Drive. Mr. Flinchbaugh has presented the proposal to both the Chadds Ford Township Sewer Authority and Spotts, Stevens and McCoy, engineers for the Sewer Authority.

Discussion ensued as to comments as stated in Kelly Engineer's Remarks/Comments of February 21, 2003. Unless otherwise noted, the applicant will comply with Mr. Kelly's comments.

ZONING

1. A color rendering of the preliminary landscape plan will submitted at the applicant's next appearance.

1. Although Mr. Flinchbaugh stated that planning modules had already been submitted, Mrs. Furlong was unaware of the submission and will follow up as

to the location of same.

19. Planning Commission members were concerned with the apparent lack of area available within the existing building envelopes to add any accessory buildings, pools, etc. Mr. Todd asked if there were any options for Lot 3 as to what is to be considered front yard versus backyard and what would provide the best situation. Mr. Todd suggested that there might be some flexibility as to how the house is sited so as to be able to net out a much larger envelope for future expansion, such as decks, etc. Mr. Flinchbaugh stated that he would refer to the Township's zoning ordinances as they pertain to same.

20. Mr. Kelly asked Mr. Flinchbaugh to look into the type of PVC pipe to be used, as it seemed to be unusual pipe to be using for such a purpose.

23. Mr. Kelly stated that the easement agreements, must include the lateral if there is only one. Mr. Flinchbaugh stated that there will be a combined agreement for maintenance of the driveway and the combined or individual sewer laterals.

Mr. Taylor asked that the removal of the existing gazebo be shown on the plans.

PROPOSED DEVELOPMENT OF COPY CATS SITE

Ted Jasinski, AIA, Senior Architect, of Vollmer Associates, LLP, representing the owner of Enzo's Pizza, made a presentation to the Commission members regarding the purchase and development of the present Copy Cats site.

The existing building currently holds about 660 seats, has approximately 250+ parking places, with public sewage and public water. A restaurant is to remain, but seating would be decreased to about 90 seats. Plans are for an Italian restaurant with a service bar only. A liquor license is to be purchased with the site. Outdoor dining is not being considered. Hours of operation for the restaurant are expected to be between 10 AM and 10 PM.

The number of parking spaces would most likely be reduced by half and sewage capacity would decrease. The plan will require about 125 parking spaces, which is less than half of those existing. There will be about ten spaces to play. The applicant will meet with the Fire Marshall regarding the fire lanes. Mr. Jensen asked if all of the existing parking lot was within the property line. Mr. Jasinski replied that according to a recent survey, it was.

A portion of the building may possibly be demolished to bring the remaining building within the required setbacks, with two exceptions including one portion of the building and a row of parking spaces. Landscape buffering will also be brought into compliance.

Mr. Jasinski asked for guidance as to whether or not the application would need to go before the Zoning Hearing Board on the issue of the use by right. Mr. Jensen suggested that issue be addressed once land development plans have been submitted. Mr. Jensen will then speak with the Zoning Hearing Board solicitor as to whether or not a variance will be required.

Mr. Jasinski asked if they might submit a preliminary/final plan as opposed to two separate plans. Mr. Taylor stated that the Commission would not have a problem with that.

PROPOSED BURNING ORDINANCE

Commission members reviewed the proposed Burning Ordinance as submitted by Jim Shipley, Chairman of the Board of Supervisors. Discussion ensued as to various issues. Commission members asked Mr. Jensen to provide them with some sample burning ordinances from other local municipalities to further guide them.

Respectfully submitted,

MARYANN D. FURLONG
Township Secretary