

**CHADDS FORD TOWNSHIP
PLANNING COMMISSION**

October 13, 2004

MINUTES

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, October 13, 2004. Present: Vice-Chairman Maurice Todd, Fred Reiter and Paul Vernon. Absent: William Taylor and M. Gordon Daniels. Also in attendance were Kevin Matson, EIT, for James C. Kelly, Township Engineer, Richard Jensen, CEO and Sabina J. Taylor, Acting Secretary.

CALL TO ORDER

The meeting was called to order at 7:45 PM.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES OF SEPTEMBER 8, 2004

Upon motion and second (Reiter/Vernon), the minutes of the September 8, 2004 Planning Commission meeting were unanimously approved.

TURNER'S MILL- Final Plan

Mr. Matson and Mr. Jensen presented, on behalf of Chadds Ford Township, a Final Land Development Plan for the township owned property known as Turner's Mill. Mr. Jensen said they are seeking a recommendation of approval from the Planning Commission so that the plans can be presented for approval by the Supervisors at the next scheduled public meeting on Monday, November 8, 2004.

Mr. Jensen began the presentation by explaining that the township has hired James Fritsch, PE of Register Associates to review the land development plan. This was in response to a recommendation by the Planning Commission to have the plan reviewed by an outside engineering firm. Mr. Jensen commented on:

- C Fencing of the proposed sewage treatment plant -
The site plan shows a sewage treatment plant pad site only.
When the sewer plant is built, it will be fenced and gated for

safety reasons and the fencing and gating will be controlled by the Chadds Ford Township Sewer Authority.

C Handicap Parking Spaces - Mr. Fritsch has suggested some adjustments to the location of the Handicap Parking.

C Site impact - The development is designed to have a minimal impact on the site and to blend in with the natural surroundings.

C Additional parking - Occasional overflow parking can be accommodated with cars parking on the cul de sac and at the sewer plant.

Mr. Matson reviewed the latest revised plan incorporating suggestions made by Mr. Fritsch.

C Handicap Parking - The ADA states the spaces have to be relatively flat with a pitch of no more than 2% and the 3 parking spaces have been

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relocated to accommodate that requirement.

C Columbia Gas line - The main has been located on the plan. Mr. Matson said the plan will have to be reviewed and approved by Columbia.

C Stormwater culvert - At Mr. Fritsch's suggestion a culvert under the driveway has been added to help channel stormwater away from the building.

C Sewage Treatment Plant - Some allowable regrading will be done to keep the pad for the plant out of the flood plain.

C Entrance - Penn DOT approval will be needed because both Route #1 and Ring Road are state roads.

C Stormwater management - The use of curbing to help divert water around the building was explained.

C Lighting - The lighting shown meets the requirement of the ordinance. The style of lighting fixtures will be in keeping with the character of the building.

C Water - Presently an onsite well is planned, but public

water will be considered if it becomes available and is affordable.

Mr. Matson then reviewed other studies, approvals and permits that are required for the project. Mr. Jensen said the Zoning Hearing Board has granted relief for signs, use, sewer plant, expansion of the building, and front yard setback.

Mr. Fritsch said he was comfortable with the planning issues that have been addressed on this latest revised plan, but would like to have a chance to review the plan regarding engineering comments.

A question of firelane marking was raised by Mr. Todd. After discussion, it was agreed that the decision regarding the marking of the firelane would be left up to the Concordville Fire Marshall.

Paul Vernon made a motion to recommend approval of the plan as submitted pending resolution of the final location for the handicap parking spaces and the satisfaction of the Concordville Fire Marshall as to any demarcation of fire lanes. The motion was seconded by Fred Reiter and passed by a unanimous vote.

BRANDYWINE CONSERVANCY - 6 Station Way Road - Preliminary/ Final Plan

James Fritsch, PE, of Register Associates, presented final plans for the property at 6 Station Way. Most comments in the previous Kelly Engineers review letter have been addressed and the revised plan presented tonight reflects those changes. The following unresolved issues, as of Mr. Matson's review letter dated October 7, 2004 were discussed:

Comment 11: After consulting with Mr. Matson, it was agreed that because there is to be no change to the existing on lot sewage disposal systems and no lot lines are to be

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changed this requirement does not have to be met.

Comment 17: The on-lot disposal systems are shown and notes have been added to the plan to address this comment.

Comment 19: A letter to the Concordville Fire Marshall has been sent but, because the Fire Marshall is on vacation until tomorrow, no response has

been received.

Fred Reiter made a motion to recommend approval of the plan, as presented, contingent upon receipt of a letter of approval from the Concordville Fire Marshall. The motion was seconded by Paul Vernon and the motion carried unanimously.

THOMAS GAKIS PROPERTY - LAND DEVELOPMENT- Route 1 - Preliminary Plan - First Public Review

Robert Flinchbaugh, PE, of Register Associated, presented plans for the 5.689 acre parcel on the south side of Route 1. The property is currently zoned B-Business and LI-Light Industrial. A multi use is proposed including retail, office space and industrial. The site is to be served by public water and public sewer. Access is planned by a right in/right out entrance on Route 1 and the existing road east of the Dickinson Building. Comments from Mr. Matson's letter dated October 13, 2004 were reviewed by Mr. Flinchbaugh.

Comment 21 referring to fencing of the detention/retention basins was discussed. It was agreed that a childproof, non-clogging type of fencing would be necessary due to the close proximity of Painters Crossing. Mr. Todd suggested that a post and rail with mesh fencing on the inside might be appropriate.

Mr. Flinchbaugh asked if corrugated high density polyethylene pipe could be used for the storm sewers in place of the pipe specified in Ordinance No. 104. Mr. Matson agreed to this request.

Following his review of the comments, Mr. Flinchbaugh said the plan presented tonight is a preliminary plan and they agree to comply with all of the comments in Mr. Matson's letter, none of which will result in a change to the layout of the plan as presented. Therefore, he is requesting a recommendation for approval of the preliminary plan from the Planning Commission.

Mr. Matson asked how they plan to access the public sewer since the force main is not proposed to go beyond Painters Crossing. Mr. Flinchbaugh said they propose to connect in Painters Crossing, which would require them to acquire access from the Painters Crossing Homeowners Association.

Responding to a question from Mr. Matson, Mr. Flinchbaugh said he understands the extension of the loop road is on hold at the moment, and this plan is based on what is currently there.

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After further discussion, Paul Vernon made a motion to recommend approval of the Preliminary Plan contingent upon final resolution of site access easement, sewage disposal and addressing all comments in the engineers letter dated October, 13, 2004. The motion was seconded by Fred Reiter and passed by a unanimous vote.

ADJOURNMENT

Upon motion and second (Vernon/Reiter) the meeting was adjourned at 9:15 PM.

Respectfully submitted,

Sabina J. Taylor, Secretary Pro Tem