

**CHADDS FORD TOWNSHIP
PLANNING COMMISSION**

June 9, 2004

MINUTES

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, June 9, 2004. Present were Chairman William J. Taylor, Vice-Chairman Maurice Todd, members Fred Reiter, Paul Vernon and M. Gordon Daniels. Also in attendance were Kevin Matson, EIT, for James P. Kelly, Township Engineer and Maryann D. Furlong, Planning Commission Secretary.

CALL TO ORDER

The meeting was called to order at 7:38 PM.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES OF May 12, 2004

Upon motion and second (Reiter, Vernon), the minutes of the May 12, 2004 Planning Commission meeting were unanimously approved.

BUILDING CODE OF CHADDS FORD TOWNSHIP

Richard J. Jensen, Township Building Inspector and Zoning Officer, was present to discuss various aspects of the proposed Chadds Ford Township Building Code Ordinance that will have the effect of adopting the Uniform Construction Code in Chadds Ford Township. Act 45 of the Pennsylvania State Legislature mandates municipalities to either "opt in" or "opt out" of the UCC by July 9, 2004. Mr. Jensen stated that adoption of the ordinance will allow the Township to continue to issue permits and perform inspections, but the amount of paperwork and bookkeeping will increase. Additionally, the Township will be required to pay the Commonwealth \$2.00 per permit issued. The Building Inspector will adhere to International Building Code, however, the UCC will allow the Township to preserve current codes that are more conservative than the IBC. Mr. Jensen recommended that the Township adopt the code.

**MOTION TO RECOMMEND ADOPTION OF THE CHADDS FORD
TOWNSHIP BUILDING CODE ORDINANCE**

Upon motion and second (Todd, Vernon), Planning Commission members recommended that the Board of Supervisors adopt the proposed ordinance and "opt in" to the Uniform Construction Code.

STONEBROOK I PRELIMINARY SUBDIVISION APPLICATION

John Fellows, of Vollmer Associates, presented a brief overview of both subdivision applications. Paul McLaughlin, owner of Stonebrook I and equitable owner of Stonebrook II was also present. The project consists of subdividing a 9.92 acre parcel into four (4) lots with onsite disposal systems and well water supply.

Mr. Fellows reviewed the work that had been done regarding the roadway since the first presentation before Planning Commission last August. Mr. Reiter asked how the southern portion of the road would be affected by the suggested realignment. Mr. Fellows responded that there will be a "T" intersection controlled by a stop sign.

Planning Commission

Minutes

June 9, 2004

Page Two

Mr. Fellows reported that the ground has been tested for percolation and approved by the Township SEO, and asked that planning module resolutions be presented to the Board of Supervisors on July 1st for approval and submission to DEP.

Mr. Todd asked for clarification regarding the DEP General Permit #7 that is being sought. Mr. Fellows responded. Mr. Matson further asked Mr. Fellows to include a specific list of all necessary permits on both plans.

Mr. Matson questioned the line of sight at the proposed "T" intersection and suggested that perhaps Mr. Magness would grant a line of sight easement to keep corner clear of vegetation.

Mr. Reiter questioned stormwater runoff from a drainage ditch about one-third of the way up the road that has been adversely eroding ground in the area. Mr. Fellows explained the proposed drainage system, with runoff being captured and channeled underground.

Mr. Reiter asked what the possibility might be that the Supervisors will not accept dedication of the roadway. Mr. Fellows answered that the roadway will be built anyway, but that joint responsibility will remain as it is now, but that from that point up the new road, it would be shared by the new residents. Mr. Matson stated that the new roadway would meet state requirements in order to obtain Liquid Fuel monies.

Mr. Fellows stated that the Stonebrook I application had been filed as a preliminary application because of the roadway, but in light of the lack of comments, was wondering if the Commission would grant preliminary/final status so that both jobs could run concurrent. Commission members and Mr. Matson discussed this possibility, with Mr. Matson voicing no objection to granting that status. Commission members decided to allow final status.

Mr. Fellows asked Planning Commission members to recommend approval of the subdivision to the Board of Supervisors. Mr. Matson stated that the outstanding issues are not major, with the additional percolation testing at Kelly's comment 49. (review letter of June 9, 2004) being the only major issue needing to be resolved. Mr. Vernon asked if the unresolved comments from Kelly's August 27th review letter had been carried forward. Mr. Matson responded that they had.

MOTION TO APPROVE STONEBROOK I PRELIMINARY/FINAL SUBDIVISION APPLICATION

Upon motion and second (Todd, Vernon) members of the Planning Commission moved to recommend approval of the Stonebrook I Preliminary/Final Subdivision Application pending resolution of all outstanding items as addressed in Kelly Engineer's review letter of June 9, 2004. Mr. Daniels abstained from the vote.

STONEBROOK II PRELIMINARY/FINAL SUBDIVISION APPLICATION

Mr. Fellows briefly reviewed the project which consists of subdividing a 8.08 acre parcel into three (3) separate lots, with on site sewage and individual wells. Commission members discussed various aspects of the comments as listed in Kelly Engineer's review letter dated June 9, 2004.

Minutes

Planning Commission

June 9, 2004

Page Three

MOTION TO APPROVE STONEBROOK II PRELIMINARY/FINAL SUBDIVISION APPLICATION

Upon motion and second (Todd, Vernon) members of the Planning Commission moved to recommend approval of the Stonebrook II Preliminary/Final Subdivision Application pending resolution of all outstanding items as listed in Kelly Engineer's review letter dated June 9, 2004. Mr. Daniels abstained from the

vote.

TOLL BROTHERS/CAMP SUNSET HILL PRD APPLICATION

Planning Commission members discussed the PRD application that has been submitted by Toll Brothers for the Camp Sunset Hill site.

Comments were as follows:

- Attempts should be made by Toll Brothers to complete the Loop Road, extending from Route 1 opposite Brandywine Drive, to Route 202 in order to improve safety and traffic flow and to provide convenient access when the Camp Sunset Hill property is developed;
- Another concern is the specific type of sewer line to be installed from the proposed residential development to the future wastewater treatment plant at Ring Road. Commission members want to maintain the current environmental features of the Route 1 corridor.
- Commission members also suggested the best form of use for any open space at this time should be passive in nature.

ADJOURNMENT

Upon motion and second (Daniels, Vernon) the meeting was adjourned at 9:18 PM.

Respectfully submitted,

MARYANN D. FURLONG
Planning Commission Secretary