

**CHADDS FORD TOWNSHIP
PLANNING COMMISSION**

April 14, 2004

MINUTES

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, April 14, 2004, at 7:30 PM. 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 C. Kelly, Township Engineer and Maryann D. Furlong, Planning Commission Secretary.

CALL TO ORDER

The meeting was called to order at 7:40 PM.

APPROVAL OF MINUTES OF March 10, 2004

Upon motion and second (Reiter, Todd), the minutes of the March 10, 2004 meeting of the Planning Commission were unanimously approved.

PUBLIC COMMENT

There was no public comment offered.

471 Webb Road - Preliminary/Final Subdivision/Land Development Plan

First Public Review

Stephen J. Wasylyszyn, PLS, of GD Houtman & Son presented a subdivision application proposal for the property at 471 Webb Road, zoned R-1, total site area of 5.013 acres. The property owner who was also present, intends to subdivide the property into two parcels.

Mr. Reiter asked several questions regarding the dark shaded area on the plot plan and the location of any steep slopes. Mr. Wasylyszyn responded and also noted that since no construction is proposed with the application, the property owner had been advised to request a waiver of the steep slope requirement.

Mr. Taylor questioned Comment 5. regarding the location of the perk

testing. Mr. Matson responded that Will McBeth had performed testing and that the results were positive, but there had not been sufficient time to add said information to the plans.

Mr. Matson asked if the widening of the driveway had created any nonconformity. Mr. Wasylyszyn responded that it had not.

Mr. Matson also asked if the applicant would be willing to add a comment regarding steep slopes to the plan. The applicant agreed to provide steep slope information to develop the parcel and will add a note indicating same to the plan.

Mr. Taylor questioned the location of the present septic field and the two clean outs in relation to the proposed driveway. Mr. Wasylyszyn stated that the new driveway will still be twenty feet away from the field.

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Mr. Todd questioned the waiver requested for indicating existing trees and woods to be removed. After discussion, it was agreed that trees twelve inches in diameter and greater will be preserved to the greatest extent possible and if removed, must be replaced. A note will be added to the plans.

Mr. Vernon asked the applicant's plan was correct in the reference to "Orchard Road," or should it have been "Oakland Road."

Mr. Matson stated that since soil testing had been performed and results were satisfactory and since his comments were rather minor, he would recommend the plan be approved conditioned upon the review letter comments still outstanding pursuant to this evening's discussion.

*MOTION TO RECOMMEND APPROVAL OF 471 WEBB ROAD
PRELIMINARY/FINAL SUBDIVISION/LAND DEVELOPMENT
APPLICATION ROAD- Folio Number
04-0000302-00*

Upon motion and second (Todd, Vernon) members of the Planning

Commission recommended approval of the subdivision plan for the property at 471 Webb Road, folio number 04-0000302-00, conditioned upon the satisfactory completion of all outstanding items as noted in Kelly Engineer's review letter dated April 12, 2004, and the addition to the plan of comments regarding tree removal and steep slopes.

OTHER COMMISSION MATTERS

ROUTE ONE FEASIBILITY STUDY

Mr. Taylor sought input from Planning Commission members regarding the drafting of an ordinance or ordinances to implement the recommendations presented in the Route 1 Feasibility Study prepared by the engineering firm of Spotts, Stevens and McCoy. Mr. Taylor suggested that boundaries of the historic overlay may need to be redrawn as a result of recent discoveries by a professor at Swarthmore College that the direction of the Battle of the Brandywine was different than thought.

Commission members discussed the provisions of the Study and the plan of action for implementation of the suggestions. Mr. Todd proposed that due to the possible future infrastructure changes in the Township, members recommend that the Board of Supervisors obtain the help of a professional land planner to draft an ordinance or ordinances to enact the provisions of Overlay Number 2 as soon as possible.

MOTION TO RECOMMEND RETAINING A CONSULTANT FOR THE PURPOSE OF DRAFTING ORDINANCES TO IMPLEMENT THE ROUTE ONE FEASIBILITY STUDY

Upon motion and second (Todd, Taylor) Planning Commission members recommended to the Board of Supervisors that an outside resource be retained to draft ordinances to enact the provisions of Overlay Number 2. of the Route One Feasibility Study as quickly as possible.

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Mrs. Furlong indicated that she would inform the Supervisors of the

motion via e-mail.

COMPREHENSIVE PLAN REVISION

Mr. Vernon reported on his review of the Concord Township and Edgmont Township Comprehensive Plans. Members had been circulating copies of the Concord, Edgmont and Pennsbury Township Comprehensive Plans and Mr. Taylor had just obtained a copy from Birmingham Township. There was discussion as to how to proceed with the revision of the Chadds Ford plan, whether to retain the services of a consultant, how lengthy the plan should be, and what the Commission's time frame is to accomplish same.

Commission members will work further on this subject at the next Planning Commission workshop to be held on Wednesday, April 28th.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:15 PM.

Respectfully submitted,

MARYANN D. FURLONG
Planning Commission Secretary