

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, September 14, 2005

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, September 14, 2005. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd, Fred Reiter, Paul Vernon, and Gary Whelan. Kevin Matson of Kelly Engineers and Richard Jensen, our Building Inspector/Code Enforcement Officer, were also in attendance.

CALL TO ORDER

The meeting was called to order at 7:45 P.M.

PUBLIC COMMENT - None

MINUTES

The Planning Commission motioned and approved (Reiter/Vernon) the Minutes of the August 10, 2005 meeting.

PAINTER'S CROSSING THREE – Land Development

Representing this applicant was Jeff Nagorny of Vollmer Associates who summarized revisions to the plan based on Kelly Engineers' July 26, 2005 review letter. This plan proposes a 48,600 square foot, three-story office building on approximately 4.3 acres south of Endo Pharmaceuticals' headquarters with access being proposed across a portion of the wetlands. Mr. Nagorny outlined changes to storm water management pursuant to his meeting with our Township Engineer regarding runoff from the adjoining Craig property. Mr. Nagorny responded to outstanding items in Kelly Engineers' September 13, 2005 review letter including that he will be meeting with Mr. Matson to discuss the capacity of the Knight's Bridge wastewater treatment plant. Percolation test results will be provided.

Mr. Taylor asked if consideration had been given to the Planning

Commission's request for an emergency access through the Calvary Chapel property. Mr. Nagorny advised that this plan had been provided to Calvary Chapel, but to date there has been no response. He will contact them to follow up.

Following Mark Eisenhardt's (Henderson) agreement to provide emergency access between Endo II and the Calvary Chapel property, the Planning Commission (Todd/Vernon) recommended that the Board of Supervisors approve this final plan pending resolution of the outstanding items in Kelly Engineers' review letter dated September 13, 2005, and including acceptance of the waiver requests.

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RIDGE ASSOCIATES – Subdivision/Land Development

Ross Unruh, Esquire, representing this applicant, began his presentation by explaining that they met with Mr. Matson at this site to discuss some additional measures to assure that this development will not exacerbate existing storm water problems in the area.

During Mr. Unruh's commenting on the outstanding items in Kelly Engineers' September 13, 2005 review letter, the emergency access was noted, and it was mentioned that this development will be served by public sewer. Mr. Matson suggested that perhaps they could meet again to discuss elimination of any impervious coverage in order to have less impact on the storm water management in the surrounding area.

The Planning Commission (Whelan/Todd) recommended that the Board of Supervisors approve this preliminary plan, including acceptance of waiver requests, conditioned upon resolution of the outstanding items in Kelly Engineers' September 13, 2005 review letter.

ADJOURNMENT

Upon a motion and second (Vernon/Whelan) the meeting was adjourned at

9:40 P.M.

Gail G. Force, Secretary