

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, February 9, 2005

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, February 9, 2005. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd, Fred Reiter, and Paul Vernon. Gary Whelan was absent. James C. Kelly, of Kelly Engineers was also in attendance.

CALL TO ORDER

The meeting was called to order at 7:40 P.M.

PUBLIC COMMENT

There was no public comment.

MINUTES

The Planning Commission motioned and approved (Vernon/Todd) the Minutes of the January 12, 2005 meeting.

SBANDI SUBDIVISION

Jim Fritsch of Regester, representing Suzann Sbandi, presented this subdivision plan for two existing parcels on the north side of Bullock Road; Lot 1 originally consisting of 2.222 acres and Lot 2 consisting of 3.656 acres; however, Ms. Sbandi's home is located across the existing property line. This proposed plan will relocate the property line, leaving two parcels of 2.939 acres each, as well as eliminating an existing non-conformity. No construction is proposed. Following comments regarding the items in Kelly Engineer's February 8, 2005 review letter, Mr. Fritsch requested preliminary/final approval. Mr. Reiter explained that the Planning Commission has been instructed that they should not recommend approval for any plans presented until all details have been corrected on the plan and there are no outstanding items.

BRANDYWINE CONSERVANCY – 6 Station Way Road

Jim Fritsch presented an amendment to a plan that received final approval from the Board of Supervisors on November 8, 2004. The amendment is being

proposed to avoid removal of a 15 foot holly tree from this site by creating a driveway that loops around this tree. They are proposing to change concrete flush curbing to railroad ties with rebar. The concrete sidewalk was originally to be concrete; however, it is now being proposed to be bituminous asphalt. In order to widen the driveway to 16 feet, the handicapped parking space will be moved to the rear near the handicapped access. The requisite number of parking spaces has been met.

Mr. Kelly recalled there had been some discussion relative to the Conservancy requesting dual use approval for this property. Mr. Fritsch mentioned that Conservancy had made a statement that may use this site for offices for a period of time and then go back to residential use, at which point the Township Solicitor commented that they must choose one use. Mr. Fritsch advised that the proposed use is office.

Revisions will be made to this plan and reviewed by Kelly Engineers. This plan will then be presented to the Board of Supervisors for approval of this amendment.

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NOISE ORDINANCE

A discussion of revisions to our noise ordinance was initiated.

ADJOURNMENT

Upon a motion (Vernon/Reiter) the meeting was adjourned at 8:45 P.M.

Gail G. Force, Secretary