

**CHADDS FORD TOWNSHIP
PLANNING COMMISSION**

July 13, 2005

MINUTES

The Planning Commission of Chadds Ford Township met at Township Hall on Wednesday, July 13, 2005. Present were Chairman William J. Taylor, Vice-Chairman Maurice Todd, and members Fred Reiter, Paul Vernon and Gary Whelan. Also in attendance were Kevin Matson, EIT, for James C. Kelly, Township Engineer and Maryann D. Furlong, Acting Planning Commission Secretary.

CALL TO ORDER

The meeting was called to order at 7:30 PM.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES OF June 8, 2005

Upon motion and second (Reiter, Vernon) the minutes of the June 8, 2005 Planning Commission meeting were unanimously approved.

HENDERSON – PAINTER’S CROSSING ENDO III LAND DEVELOPMENT APPLICATION

Donald T. Petrosa, Esquire and Jeffrey Nagorny, PE, appeared on behalf of developer Henderson Group regarding the land development application for Painter’s Crossing Endo III. Revised plans were submitted pursuant to comments made after the first public review on June 8, 2005.

Mr. Petrosa indicated that it was the position of the applicant that the newly adopted Baltimore Pike Overlay District does not apply to this submission since it was filed prior to adoption of the ordinance. Mr. Petrosa will confer with Mr. Donaghue, Township Solicitor, on the matter.

Mr. Nagorny gave a brief review of the proposal that includes a 48,600 square foot office building, 195 parking spaces and various improvements. Access is to be from Endo Boulevard. Due to proximity of wetlands, plans have been made for a retaining wall along the southern border of the parking area. The loading zone/pull off area has been replaced with a loading dock off the southwest corner of building with acceptable turning radii. In response to Delaware County Planning comments, sidewalks have been added around the building, to connect to an Endo II sidewalk.

Grading plans show both larger and smaller stormwater systems with

runoff to be directed to wetlands and underground beds. The applicant is currently scheduling percolation tests on the property.

The landscape and lighting plan has been revised to include lighting fixtures and evergreen trees, deciduous trees, shrubbery and foundation plants.

Mr. Whelan asked if there is any way to filter stormwater for silt in parking areas. Mr. Nagorny had several ideas regarding the concept, but Mr. Whelan expressed concern with stagnant water breeding mosquitoes.

A tree survey had been conducted after the last review and results were discussed.

Commission members were concerned with waiver request 4. wherein the applicant is asking for relief from the Township's stormwater ordinance. Mr. Taylor questioned soil types in the area. Mr. Matson asked if runoff rates are under predevelopment flows. Mr. Jensen

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questioned the time factor since this area is near the headwaters of Harvey Run and would increase flow. Mr. Nagorny will try to provide responses to the questions.

Mr. Matson suggested that the proposed stormwater plan would have met old ordinance standards and noted that the drainage area plan shows a separation of controlled versus uncontrolled areas. Mr. Matson asked to see the sum of all areas in the post development stage. It was further noted that the post development stormwater management plan must be designed to meet standards of the Delaware County Conservation District.

Remaining waiver requests were reviewed.

Mr. Taylor questioned the location of fire hydrants. Mr. Jensen questioned emergency access stating that the location of same needs to be added to the plan as well as that of fire hydrants and any generators due to possible noise problems with adjoining neighborhoods.

Mr. Todd questioned the anticipated life of the underground retention system. Mr. Nagorny replied that as long as there are no catastrophic events, the system should continue to function for the life of the building.

RIDGE ROAD ASSOCIATES

Ross Unruh, Esquire and Matthew Houtmann, PE, were present

representing the applicant Ridge Road Associates. Mr. Unruh noted that after discussion with the Township Solicitor, it was his opinion that the Route One Overlay ordinance doesn't effect this application.

Mr. Jensen questioned the shopping center application status in Concord Township. Mr. Houtmann replied that another engineering firm has submitted a conceptual plan. Mr. Jensen had attended Concord Township's recent Planning Commission meeting where the commercial sketch plan had been addressed. Members of the Chadds Ford Planning Commission will work with Concord Township's Planning Commission in a joint review of the two Ridge Road Associate proposals since there may be significant storwater issues for the existing Ridings development in Chadds Ford.

Mr. Jensen said the residential emergency access plan needs to be reviewed by the fire company in conjunction with the shopping center. Drainage, lights, trash, access and noise will affect Chadds Ford residents. Mr. Unruh will facilitate review of these issues.

Mr. Matson noted that the original plan did not meet Township stormwater requirements. The revised plan did not change, but the applicant now alleges that requirements have been met. The method of determining the calculations was discussed. Mr. Houtmann will re-evaluate stormwater runoff with guidance from Mr. Matson as to current Township requirements.

David Ripsom, 41 Ridings Way was present, along with four other residents from the Ridings, all of whom had comments to make regarding stormwater runoff.

Unresolved comments as addressed in Kelly Engineers review letter of July 12, 2005 were discussed as follows:

Comment 13. - Remains outstanding

Comment 15. - The applicant is not certain covenants or restrictions are necessary.

Comment 19. - Mr. Taylor asked that the applicant's traffic expert appear at the next Planning Commission meeting for a presentation.

Comment 20. - Remains outstanding

Comments 25., 32., 38., 39., 43., 53. - The applicant has asked that they be allowed to defer stormwater issues until final plan submission. Planning Commission members have taken this under advisement.

It was noted that the driveway on Lot 3 is close to the wetland line. The applicant will put construction taping around wetlands to prevent construction from intruding.

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Mr. Taylor questioned the installation of sidewalks with Mr. Unruh replying that no sidewalks are proposed.

Mr. Ripson discussed current water flow in and around his property. Additionally, he has consulted a water engineer from URS who visited the site. One of his recommendations was to have a stream assessment done to check the ability of the stream to handle additional flow. Residents are extremely concerned, stating that the present stormwater system was designed for the Ridings only and was not intended to handle two additional developments.

Mr. Jensen said that the nearby wastewater treatment plant is not subject to flooding, nor is sewage adversely affected. As to flooding of Ridge Road, PennDOT will only correct to 25 year storm standard and has not expressed an interest in further improvements.

Gary Whelan stated that at times new projects will help control runoff beneficially and while not sure this is the case in this instance, it is a possibility.

Ray Johnson 4 Ridings Way, said the current stormwater system isn't adequate to handle existing problems within the Ridings. There are places where the flow chokes and piping appears to be undersized. Yards become detention ponds. Mr. Jensen said that basins are the responsibility of the homeowners association and asked that specific sites with problems be identified. Homeowners are concerned that any development upstream could exacerbate current problems. Pete Cona, 2 Ridings Way, stated that five or six times within the past year his front yard has become a river. He asked for a commitment from the Township to assess the site. Mr. Jensen replied the neither he nor Planning Commission members can speak for the Board of Supervisors, but he does know that the Supervisors are sensitive to stormwater problems within the Township.

Mr. Unruh thanked Commission members and said he was not aware of any real ordinance issues except for stormwater.

Mr. Jensen asked if a joint application will be submitted with Concord Township for a Highway Occupancy Permit. All of the residential road will be in Chadds Ford except for 10 or 20 feet. The issue will be resolved. Marie Holland, 104 Ridings Boulevard and Kathy Mennicke, 100 Ridings Boulevard were also in attendance.

MARSHALL ESTATES

Lu Dickinson, developer of Marshall Estates, a proposed five lot subdivision on Marshall Road, asked Planning Commission members for input as to whether or not they would favor public sewage at the site. After discussion, it was determined that Commission members did favor public sewage for the development.

Gary Whelan asked if site distance problems for the entrance have been resolved. Mr. Matson thinks the applicant has met requirements of the minimum site distance ordinance after removal of some vegetation.

Mrs. Taylor asked if Mr. Dickinson could present the sewage proposal to the Sewer Authority next Tuesday night. Mr. Dickinson will attend the meeting.

Adjourned at 9:58 PM.

Respectfully submitted,

MARYANN D. FURLONG
Acting Planning Commission Secretary