

# **CHADDS FORD TOWNSHIP**

## **PLANNING COMMISSION MINUTES**

Wednesday, June 8, 2005

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, June 8, 2005. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd, Fred Reiter and Paul Vernon. 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 7:40 P.M.

### **PUBLIC COMMENT**

Charles Bulla asked if the Noise Ordinance would be discussed this evening. Mr. Taylor advised that there would be a discussion after all other agenda items are completed.

### **MINUTES**

The Planning Commission motioned and approved (Todd/Vernon) the Minutes of the May 11, 2005 meeting.

### **HERRMANN SUBDIVISION**

Representing this applicant, Tom Schocklin of Vollmer Associates briefly described this two-lot subdivision with public water and sewer. The Zoning Hearing Board granted a variance for the width of the front yard setback. The two remaining items in Kelly Engineers' June 6, 2005 review letter have been satisfied; i.e., the address has been added to the plan and they are awaiting Planning Module approval from PA DEP. There are a number of waivers on this plan; however the Herrmanns need an approved plan for financing. The Planning Commission (Todd/Vernon) recommended that the Board of Supervisors approve this plan.

### **MARSHALL ESTATES**

Lou Dickinson briefly outlined the details of this application for the Teate property, a five-lot subdivision on Marshall Road. After visiting the site, Kevin

Matson stated that he feels what is represented on the plan is insufficient and asked Mr. Dickinson how they intend to meet safe site distances. Richard Jensen feels that both raising the driveway to the maximum and at the same time cutting the banks back may be necessary.

Kevin Matson also stated that the storm water management layout on this plan as shown does not meet our ordinance requirements. He will send a letter explaining what is necessary. There are several waiver requests; however, Mr. Matson feels that our ordinance requirements could be met and waivers are not necessary.

A letter has been sent to the Board of Springhill Farms and subsequently forwarded to their attorney who is looking into what rights they have according to their By-laws. It has been determined that there is sewer capacity available for this project.

There may be some issues as a result of our pending Baltimore Pike Overlay District Ordinance.

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### Marshall Estates (cont.)

This plan proposes an easement for widening Marshall Road as well as a sewer easement. Mr. Jensen will review this plan to determine if an easement for sewer and a 200 square foot easement for widening of Marshall Road are Zoning Hearing Board matters or if waivers can be granted by the Board of Supervisors.

Mr. Matson stated that erosion and sedimentation control calculations must be submitted to the Township as well as to the Conservation District.

In addition to a letter submitted by Mr. Teate, he also commented on how dangerous Marshall Road is and asked that these improvements be taken into consideration.

### **CHADDS FORD INN (Grace)**

Representing the Grace family were Michael Lyons, Esquire, and Stephen B. Woodward of EDC Engineering Design Consultants. Instead of reviewing the previously submitted plan, an "Existing Conditions Plan" and a "Sketch Plan" were distributed for the purposes of combining the Chadds Ford Inn property (owned by Mr. Grace); the Brandywine River Hotel (Yamas) property (Mr. Grace is the equitable owner) a portion of which is to be subdivided; and the Barn Shops property. The purpose of this plan would be to combine three parcels, with two owners, for the expansion of the parking lot. Several structures are to be removed

and 6,200 s.f. of new retail area will be added. There are a number of non-conformities as well as building setback and buffer issues on this site. Overall there will be a problem meeting our Township parking requirements on this site.

In answer to Mr. Matson's comment about our ordinance requirement of single ownership, Mr. Woodward responded that both owners will become parties to cross easements.

Mr. Jensen commented that an EDU's for sewage have already been allocated along Route 1 so that the calculation is an important item.

### **NOISE ORDINANCE**

A discussion of Noise Ordinance Revision No. 5 continued. Upon a motion (Reiter/Vernon) the Planning Commission voted to forward the Noise Ordinance on to the Board of Supervisors for their consideration and comment.

### **ADJOURNMENT**

The meeting was adjourned at 10:15 P.M.

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Gail G. Force, Secretary