

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, March 9, 2005

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, March 9, 2005. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd, Fred Reiter, Paul Vernon, and Gary Whelan. Kevin Matson 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 (Reiter/Vernon) the Minutes of the February 9, 2005 meeting.

SBANDI SUBDIVISION

Jim Fritsch of Regester, representing Suzann Sbandi, presented this subdivision plan for two existing parcels at 5761 Bullock Road. The purpose of this subdivision is to move an existing lot line that cuts through Ms. Sbandi's house. This plan reflects revisions discussed the previous month and has been reviewed by Kelly Engineers. All outstanding items have been resolved with the exception of our Sewage Enforcement Officer's inspection of the septic system to verify that its operation is satisfactory, which will be done when weather permits. The Planning Commission (Whelan/Vernon) recommended that the Board of Supervisors approve this preliminary/final subdivision pending satisfactory inspection of the septic system.

PELLESCKI – 1386 Baltimore Pike sketch plan

Jim Fritsch of Regester, representing Thomas Pellescki, presented a sketch plan of the property located at 1386 Baltimore Pike (on the south side of Baltimore Pike just east of Heyburn Road in front of the New Horizons Church property).

This site, zoned R2 Residential, consists of 6.52 acres with an existing dwelling, garage, and pond. Wetlands delineation has been completed.

Mr. Pellescki is proposing to convert the dwelling for wine tasting and retail sales of locally produced wine. A flower shop is being proposed for the garage. The driveway will be widened to 24 feet, and 17 parking spaces and two handicapped spaces will be provided. There will be an additional area for overflow parking able to accommodate 16 spaces. Bus parking will also be provided. This proposed plan does not disturb wetlands, the flood plan areas, or the pond.

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PELLESCKI (cont.)

Hours of operation will be Friday, Saturday, and Sunday. From 200 to 500 customers per month are anticipated. Future plans may include production of wine at this location.

Following items discussed; i.e. screening of parking areas; pervious products for overflow parking area; signage consistent with historic district; relocation of handicapped parking; fencing of pond, the Planning Commission expressed support of this proposal.

NOISE ORDINANCE

A discussion of revisions to our noise ordinance continued.

ADJOURNMENT

Upon a motion (Reiter/Todd) the meeting was adjourned at 9:35 P.M.

Gail G. Force, Secretary

