

# **CHADDS FORD TOWNSHIP**

## **PLANNING COMMISSION MINUTES**

Wednesday, November 29, 2006

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, November 29, 2006. In attendance were Chairman William Taylor, Maurice Todd, Fred Reiter, Paul Vernon and Gary Whelan. Joe Mastronardo of Pennoni Associates, Inc. was also in attendance. Richard Jensen, our Building Inspector/Code Enforcement Officer was in attendance for the latter part of the meeting.

### **CALL TO ORDER**

Mr. Taylor called the meeting to order at 7:30 P.M.

### **PUBLIC COMMENT** - None

Mr. Taylor explained that without a quorum on November 8, 2006, tonight's meeting has been advertised for and will be considered the regular monthly meeting of the Planning Commission for the month of November 2006.

### **DNB First Bank**

Michael Lyons, Esquire explained that this applicant is asking for final approval of their land development plan for the former Wawa property on Oakland Road and Route 202 for use as a bank including drive-thru access. Variance requests for landscaping and a change of use from Wawa to DNB First Bank have been granted by the Zoning Hearing Board. Both of these variances apply only to this applicant. Approval of this land development plan would be contingent upon satisfactory Developer's Agreement, Improvement Security Agreement, and compliance with any outstanding engineering comments. The Planning Commission (Whalen/Vernon) recommended that the Board of Supervisors approve this final land development plan including, variances granted by the Zoning Hearing Board. In addition, this approval would be subject to comments in Pennoni Associates, Inc. November 8, 2006 review letter; including the two Subdivision and Land Development waiver requests; i.e., submission of preliminary plan, and modification

of height of vertical curb from 8-inch to 6-inch reveal.

### **Karen Heebner**

Jim Fritsch, Register Associates, presented for informal review a minor subdivision plan of the Heebner property on Old Orchard Lane north of Bullock Road. The site contains a total of 6.337 acres (2 lots) and is zoned R-1 requiring a 2-acre minimum. This plan proposes transferring a .884 acre portion of Mr. Heebner's property to his daughter Karen, making her lot a total of 4.234 acres. Because there is no proposed construction, five waivers are being requested; i.e., submission of preliminary plan, submission of conservation plan, submission

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### **Karen Heebner (cont.)**

of improvement/construction plan, submission of final landscape plan, and submission of additional material to supplement section 402.C. The Delaware County Planning Commission has verbally recommended approval. Mr. Jensen suggested that in the future we need to address emergency access for these properties on Old Orchard Lane. Mr. Reiter questioned the reason for creating Mr. Heebner's lot size at exactly 2 acres, leaving no room for error. Mr. Fritsch explained that it is the intent of Mr. Heebner to transfer as much of his property as is permitted to his daughter. Mr. Fritsch will confirm the existence of easements across both of these lots.

### **Karen Hauslein**

Jim Fritsch, Register Associates, presented this sketch plan of a 2.844 acre two-lot subdivision zoned R-2 (one acre minimum) to be divided into a 1.0 acre and 1.527 acre net lots. The sites will be served by public sewer and on-site water. The existing structures on the rear lot will be razed. Mr. Fritsch will contact the adjoining property owner, Tremonte, regarding use of the existing 30 foot easement for access to the rear lot.

### **Glen Eagle Square Shopping Center**

Rocco Imperatrice, III, Esquire, and Tony Ganguzza, of Rettew Associates, Inc., presented a sketch plan for improvements to the portion of Glen Eagle Square Shopping Center that is in our Township. This plan proposes removal of the existing bank to be replaced with additional parking spaces. The bank will be

relocated to the adjoining office property behind the Heavenly Ham store. There are 198 parking spaces on this site, 23 for the new bank location, creating a net gain of 52 parking spaces.

### **Comprehensive Plan**

Upon further reflection, it was agreed that all five members of the Planning Commission should work together on the Comprehensive Plan project and will work with other representatives from other entities.

### **MINUTES**

The Planning Commission (Whelan/Todd) motioned and approved the Minutes of the October 11, 2006 meeting.

### **ADJOURNMENT**

Upon a motion and second (Vernon/Todd) the meeting was adjourned at 9:15 P.M.

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Gail G. Force, Secretary