

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, May 10, 2006

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, May 10, 2006. In attendance were Chairman William Taylor, Maurice Todd, Fred Reiter, Paul Vernon and Gary Whelan. Joseph Mastronardo of Pennoni Associates, Inc. was also in attendance.

CALL TO ORDER

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

PUBLIC COMMENT - None

MINUTES

The Planning Commission (Reiter/Whelan) motioned and approved the Minutes of the April 12, 2006 meeting.

Horan Subdivision

Representing this applicant, Gus Houtmann of G. D. Houtman & Son, Inc. explained that they had appeared before the Planning Commission in December 2005 with plans showing the changes outlined in Kelly Engineers' April 9, 2005 review letter. The Planning Commission had requested that both storm water management and conservation measures be shown on the plan. In addition, the lot line between Lots 1 and 2 has been moved in order to relocate the house on Lot 2 toward the east and out of a low drainage area. PennDOT has dictated the location of the driveway entrance along Webb Road. The Planning Commission has requested evidence of infiltration rates for the bed along Webb Road. Only a preliminary review by Pennoni Associates was available at this time. A complete review will follow.

Because application for third party permits; i.e. NPDES for construction activities, PennDOT Highway Occupancy Permit for access to Webb Road, Erosion and Sedimentation Control from the Delaware County Conservation District, and PaDEP for sewage planning module, cannot be filed until the applicant receives approval from the Township, Mr. Whalen motioned, Mr. Vernon seconded, and the Planning Commission approved (Messrs. Taylor and Reiter abstained) only the preliminary plan, pending resolution of the outstanding issues in Pennoni Associates review of this plan and adequate infiltration rate information for the bed along Webb Road.

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Calvary Chapel

Representing Calvary Chapel, Kevin Momenee of Momenee and Associates, Inc. lead his discussion using Chadds Ford Township Resolution No. 2005-25 detailing the conditions agreed to during the Conditional Use Hearing for this applicant and how they have been applied to this plan. The applicant is willing to consider access between this parking lot and Endo Pharmaceuticals' lot for emergency vehicle access. Only a preliminary review by Pennoni Associates was available at this time. A complete review will follow including landscaping, storm water management, and traffic impact. Mr. Todd commented that, as both a Planning Commission member and a neighboring resident, he was pleased that these plans reflect what was expected following the lengthy Conditional Use Hearing.

ADJOURNMENT

Upon a motion and second (Reiter/Todd) the meeting was adjourned at 9:20 P.M.

Gail G. Force, Secretary