

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, September 13, 2006
(Revised October 10, 2006)

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, September 13, 2006. In attendance were Chairman William Taylor, Fred Reiter, Paul Vernon and Gary Whelan. Maurice Todd was not in attendance. Joseph Mastronardo of Pennoni Associates was also in attendance.

CALL TO ORDER

The meeting was called to order at 7:35 P.M.

PUBLIC COMMENT - None

MINUTES

The Planning Commission (Whelan/Vernon) motioned and approved the Minutes of the August 9, 2006 meeting.

Dickinson Building/Loop Road

Lou Dickinson was asked to briefly describe again an informal proposal that he presented in 2000 for community of independent living (approximately 48 units) and assisted living (approximately 57 units) with some community service shops on 9.5 acres adjacent to the Dickinson Building. In the past, there were problems with sewer, traffic and the adjoining property owner at that time; all of which now seem to have been resolved. The concept for this development has not changed; however, the Township's zoning has changed to Business and Light Industrial. Included in the items that will need to be addressed are parking underneath the independent living units and height restrictions. A formal application will be submitted.

DNB First Bank

Representing this applicant, Michael Lyons, Esquire, presented DNB First Bank's plan for the former Wawa site on Oakland Road and Rt. 202. Because access on to Route 202 is less than 150 feet from an intersection, the Chadds Ford Township Zoning Hearing Board previously granted a variance to Wawa with the stipulation that if there was a change of use for this property, the applicant/owner would be

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DNB First Bank (cont.)

required to comply with existing ordinance conditions or apply for a variance. DNB First Bank will be applying for a variance.

Presently this site is served by on-site water and septic. Because the bank's septic needs would be far less than that of Wawa, the applicant will have to decide if they will pursue connection to Henderson's plant based on the bank's requirements.

L. Paige Maz and Rachel S. Sclan, of Nave Newell, Inc. discussed the various items in Pennoni's September 12, 2006 review letter, most particularly the landscaping issues. Because of the bank's concern for safety, and not creating a place for someone to hide, the applicant will be proposing alternatives to the landscape buffer requirements that would be lower in height and increased in density along the adjoining property line for the real estate office on Oakland Road. Mr. Whelan suggested that possibly consideration would be made for this use with the stipulation that, for a change of use in the future, the new user would be required to support that they need the same landscape buffer variance. Mr. Whelan also suggested that letter from the adjoining property owner stating his opinion about this request would be helpful. In addition, some lighting will be relocated.

ADJOURNMENT

Upon a motion and second (Vernon/Reiter) the meeting was adjourned at 8:30 P.M.

Gail G. Force, Secretary