

# **CHADDS FORD TOWNSHIP**

## **PLANNING COMMISSION MINUTES**

Wednesday, March 14, 2007

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, March 14, 2007. In attendance were Chairman William Taylor, Maurice Todd, Paul Vernon, Gary Whelan and Joe Barakat. Joe Mastronardo of Pennoni Associates, Inc. was also in attendance.

### **CALL TO ORDER**

Mr. Taylor called the meeting to order at 7:35 P.M.

**PUBLIC COMMENT** - None

### **MINUTES**

The Planning Commission (Whelan/Vernon) motioned and approved the Minutes of the February 28, 2007 meeting. -

### **Ruggiero Development Group, LLC** – Brandywine Summit Phase II

Following an introduction by applicant's representative Michael Lyons, Esquire, Kevin Matson of Kelly Engineers demonstrated how reconfiguration of the parking on this plan, by rearranging the interior circulation, has eliminated the need to disturb the berm at the rear of this site. The height of the berm is not changed and the width will now be 60 feet. The height of the retaining wall now measures from zero feet to four feet and back to zero feet. Trees will be replaced where needed within the buffer area and 132 trees will be added.

### **McDonald's**

Applicant's representative, Michael Gill, Esquire, described alterations to the

McDonald's located at Route 202 and Christy Drive. A 72-foot expansion of the store will allow for a payment window at the drive-thru lane. The outdoor play area is being expanded. Some parking spaces and trees are being relocated. The facades on the Route 202 and Christy Drive sides will be redesigned. The Zoning Hearing Board granted relief for signage and setback issues. Mr. Gill led the discussion of items in Pennoni Associates' March 13, 2007, review letter. Waivers are being requested as outlined in a March 14, 2007, Bohler Engineering, Inc. letter. The Planning Commission (Barakat/Vernon) recommended that the Board of Supervisors approve McDonald's plan subject to meeting all the conditions in Pennoni Associates' March 13, 2007, review letter and including four of the five waivers requested; i.e. (1) From Section 402. to allow for a plan sheet size of 24 x 36, in lieu of the required 24 x 34; (2) Section

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McDonald's (cont.)

402.C.3. to submit an Environmental Impact Assessment; (3) From Section 402.C. 7. to submit a Conservation Plan; and (4) From Section 302. to allow the Land Development Plans to be review as Preliminary/Final. Mr. Mastronardo advised that Item No. 4 in Bohler Engineering's March 14, 2007, letter; i.e., From Section 404.B.4 to provide "tie-ins" by bearings and distances to intersection of all public streets, is not necessary.

## ADJOURNMENT

The meeting was adjourned at 8:20 P.M.

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Gail G. Force, Secretary