

Revised

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, March 12, 2008

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, March 12, 2008. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd, Paul Vernon, Gary Whelan and Joe Barakat. Township Engineer, 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 (Vernon/Todd) motioned and approved the Minutes of the February 12, 2008, meeting prepared by Maryann Furlong, Township Secretary.

T-Mobile Northeast, LLC – Preliminary/Final Land Development

Representing this applicant were attorney Donald T. Petrosa, Scott W. Dolley of T-Mobile, and Mario Calabretta of CMX Engineering. The applicant proposes to locate antennas on the existing PECO transmission tower on Creek Road south of Route 1, the only location permitted by our Township Zoning Ordinance. The applicant has received the required Conditional Use approval subject to certain conditions which they feel they have satisfied. PECO has an outage for this tower scheduled for May 1 and it is the applicant's hope to receive approval by that time. The Brandywine Conservancy designed the landscape plan for this site which plan

will be revised to show a turning radius to provide parking for two cars. The applicant will comply with all comments in Pennoni Associates March 7, 2008, review letter. The Planning Commission (Vernon/Whelan) recommended that the Board of Supervisors approve the revised plan subject to satisfaction of all the comments in the March 7, 2008, Pennoni Associates review letter including parking for a second car, fencing, and storm water management.

681 Webb Road (Weiss)

Attorney Donald T. Petrosa is representing Donald P. Weiss, owner for this property on which a Bed and Breakfast is being proposed for Lot 1 and a single-family residence for Lot 2. This plan was revised to show the elimination of some parking, including removal of a parking garage, thus changing the storm water management because of the decrease in impervious surface. Conditional Use approval will be required for the Bed and Breakfast. The legal issue regarding definition of lot size and lot area is to be resolved by the Township's alternate solicitor, Robert Pinto, Esquire.

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681 Webb Road (cont.)

When presented at their February meeting, the members of the HARB stated they would prefer the stone wall on Webb Road not be removed; however, this creates a problem with site distances and significant tree removal along the road. The applicant would prefer the entrance from Route 1; however, this will be PennDOT's decision, at which time this plan should be revised showing proposals for the wall and resubmitted to the HARB.

Stephen A. Fanelli – Preliminary Land Development

Matthew Houtmann of G.D. Houtman & Son, Inc. represents Mr. Stephen Fanelli for the property located at 1546 Wilmington-West Chester Pike and is to the rear of the property owned

by the Fanellis adjacent to Route 202. The front yard and side yard have been defined. The private road has been extended another 25 feet. A turning easement, landscaping, and storm water management have been added to this plan. Curbing, paved areas and areas of stone have been shown on the plan.

Following a discussion of items in Pennoni Associates, March 7, 2008, review

letter, the Planning Commission (Barakat/Todd) recommended that the Board of Supervisors approve this plan subject to resolution of all items in the review letter; specifically the storm water management issue regarding the outlet/overflow pipe.

Woodland Drive Associates - 51 Woodland Drive

Matthew Houtmann of G.D. Houtman & Son, Inc. and Chris Gowman, Architect, represent Woodland Drive Associates. This is the former Greener Nursery site located at the southeast corner of Woodland Drive and Wilmington-West Chester Pike (Route 202) zoned B-Business.

Following discussion at the last meeting, it has been determined that the buffer requirement along the southern property line should be 15 feet and this has been reflected on the plan. The building footprint was slightly revised. Following a discussion of items in the Pennoni Associates March 10, 2008, review letter, Mr. Houtmann will need to discuss with the applicant whether or not to apply to the Zoning Hearing Board regarding relief from the landscape island requirement. This plan will be revised and resubmitted.

An unidentified resident asked if a fence would be considered at the rear of this property. Several residents attended to request a "Left Turn Only" sign, or an island that would prohibit right turns at the exit on Woodland Drive, to direct traffic back to Route 202 rather than to the right and through the residential neighborhood.

Garnet Ford

Matthew Houtmann of G.D. Houtman & Son, Inc. represents Garnet Ford in this application for five additions to their 5-1/2 acre property on the west side of Route 202. At the southwest corner of the building a 1,890 square foot service bay to detail larger vehicles is proposed. At the southeast corner a 1,236 square foot for office and sales area will be added. Two small vestibules are proposed, and a canopy area next to the office area will be added. All additions are over existing macadam and some existing pavement will be removed, resulting in no increased impervious coverage. All items in the Pennoni Associates March 11, 2008, review letter were discussed. This plan will be revised and resubmitted.

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Recreational Lands and Facilities Ordinance

Mr. Mastronardo announced that the Board of Supervisors is considering an Ordinance that includes a provision for fee in lieu of providing land for open space. They have asked the Planning Commission to review a draft and provide their comments by the April Board of Supervisors meeting in anticipation of adoption at their May meeting. The Planning Commission will review and discuss at their next workshop and forward comments to the Board of Supervisors.

ADJOURNMENT

Upon a motion and second (Barakat/Todd) meeting was adjourned at 10:05 P.M.

Gail G. Force, Secretary