

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Tuesday, October 7, 2008

The Planning Commission of Chadds Ford Township met in the Township Hall on Tuesday, October 7, 2008. In attendance were Chairman William Taylor, Paul Vernon and Joe Barakat. Vice-Chairman Maurice Todd and Gary Whelan did not attend. Joseph Mastronardo of Pennoni Associates 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 (Barakat/Vernon) motioned and approved the Minutes of the September 10, 2008 meeting.

Woodland Drive Associates - 51 Woodland Drive

Representing this applicant was their engineer, Matthew Houtmann of G.D. Houtman & Son, Inc. and the architect, Chris Gaumann. This project received a recommendation for preliminary/final plan approval approximately four months ago. The Board of Supervisors had discussions about the architecture as well as traffic issues. These matters have been resolved but the Board requested an additional preliminary plan approval only. Little has changed on this plan. A bank is being proposed on the first floor with 3,000 square feet of office on the second floor. The applicant will comply with all items in Pennoni Associates October 1, 2008 review letter and will add the location of the closest fire hydrant to the plan. Mr. Houtmann will provide a copy of the plan to both the Chadds Ford Township Fire Marshall and the Concordville Fire Company for review. Mr. Barakat again requested that "No Right Turn" signs be added at the exit and across from the exit on Woodland Drive. Mr. Barakat also mentioned that the site needed to be cleaned up and Mr. Houtmann agreed. Mr. Gaumann explained the architectural revisions to the building. Resident Lewis Hall commented that he felt the proposed building still is not in keeping with the neighborhood. Mr. Mastronardo mentioned that the Board of Supervisors suggested that, because we have the benefit of two architects who are members of the HARB, they would be asked for their opinion of this design; however, because this is not in an historic district or another district that can be controlled, there is little the Township can do relative to the design of the building. The Planning Commission (Vernon/Barakat) recommended that the Board of Supervisors approve this plan subject to any outstanding items in the October 1, 2008 Pennoni Associates review letter.

Lewis and Marie Hall – 243 Heyburn Road

Jesse Condon of Register Associates, Inc. represents the Halls for their preliminary/final subdivision plan for 243 Heyburn Road. This is a 3-lot subdivision of approximately 4.324 acres zoned R-2. There is an existing dwelling on Lot #3 and two single-family lots are being proposed for Lots #1 and #2. A letter was submitted requesting a waiver from Section 402 of our Subdivision/Land Development Ordinance requiring a separate submission for preliminary plan. It was suggested that the Township be provided with letters from the property owners sharing the access drive stating that they acknowledge the fact that the number of residents sharing this driveway will prohibit any further subdivision of their properties unless the driveway is improved to the standards of a Township street. The Sewer Authority will be contacted relative to connection to the Ridings Plant.

These plans are in the process of being revised based on comments in Pennoni Associates, Inc. review letter dated October 6, 2008 and will be resubmitted.

Rose Tree Development

With regard to the Planning Module submitted for Rose Tree Development, Mr. Mastronardo had the following three comments: (1) public sewer easements need to be clarified; (2) locate sewer on Ridge Road; and (3) an Operation and Maintenance Agreement for the grinder pump will be required.

ADJOURNMENT

Upon a motion and second (Barakat/Vernon) the meeting was adjourned at 8:35 P.M.

Gail G. Force, Secretary