

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, June 11, 2008

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, June 11, 2008. In attendance were Chairman William Taylor, Paul Vernon, Gary Whelan and Joe Barakat. Vice-Chairman Maurice Todd did not attend. Township Engineer, Joe Mastronardo of Pennoni Associates, Inc., was also in attendance.

CALL TO ORDER

Mr. Taylor called the meeting to order at 7:30 P.M.

PUBLIC COMMENT - None

MINUTES

Mr. Taylor announced that because only two members were present who attended the last meeting, approval of the Minutes from the May 14, 2008 meeting will be postponed until the July meeting.

Stephen Fanelli

Mr. Fanelli's revised plan shows the correction from 1,200 to 2,400 square feet of office that necessitated six additional parking spaces. Flat curbing and landscape islands have been added to the plan. Mr. Jensen, our Code Enforcement Officer, explained that their option was to go to the Zoning Hearing Board for relief or build flush curbs which are not prohibited in the Township Ordinances. Mr. Fanelli submitted an extra copy of the signed and recorded plan for their original plan adjoining this site for comparison of easements. Mr. Mastronardo spoke to the applicant's engineer, Matt Houtmann of G.D. Houtman & Son, Inc., who stated that the applicant will comply with all comments in Pennoni Associates' June 6, 2008 review letter. The Planning Commission (Whalen/Vernon) recommended that the

Board of Supervisors approve this plan contingent upon compliance with all comments in the Pennoni Associates' June 6, 2008 review letter.

Rose Tree Development

Adam J. Brower, of Edward B. Walsh & Associates, Inc., is the applicant's Project Engineer for this 2.6 acre property on the south side of Ridge Road east of Heyburn Road. A house has been demolished at this site. Two homes are being proposed with a common driveway off Ridge Road. Mr. Brower stated that the applicant will comply with all the comments in Pennoni Associates' May 14, 2008 review letter. These plans will be revised and resubmitted.

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490 Webb Road – Davis

Mr. Steven Davis was in attendance to represent the applicant, his brother, Joseph Davis. The applicant's attorney, Michael P. Dignazio, Esquire, had a conflict with a meeting in another municipality. Being unfamiliar with the proceedings, Mr. Davis will attend a future Planning Commission meeting with either his attorney or engineer.

681 Webb Road - Weiss

Both Chadd W. Ingram, Ingram Engineering Services, Inc., and Donald J. Weiss were in attendance to discuss only the details relative to the subdivision aspects of this application.

Mr. Weiss explained that Kathy Wandersee of our HARB met with PennDOT and convinced them that the stone wall was historically significant and should not be torn down. PennDOT has agreed to relocation of the driveway for the extra lot to be directly across Webb Road from the Newman's driveway. There are five trees on this lot and three trees on the Hineman property right-of-way that will need to be removed to meet site distance criteria. Lot 2 will have access off Webb Road. The gated entrance on Webb Road will be locked and used only for emergency. Access

for this site will be on Route 1 with a widened entrance for right in and right out only. The metal garage building will be demolished. The stone walls, main house and carriage house will remain untouched.

Resident Lou D'Orio spoke about the trees in the Hineman property easement and drainage along Webb Road. He referred to a previous event when PennDOT withdrew a decision to remove trees following a discussion with and identification by Longwood Gardens. This discussion was tabled for a short period of time while Mr. Weiss, Mr. Ingram and Mr. D'Orio went to look at the trees in question. Upon their return Mr. Weiss announced that there is an issue with the trees. They will prepare a joint letter to PennDOT requesting that at least one of the trees not be removed and will contact the Hinemans regarding the others.

Resident Peter Jesson submitted a copy of an e-mail he sent to the Board of Supervisors and Chadds Ford Township commenting about a number of things including the amount of water gushing down Webb Road. He stated that he felt it was a travesty to divide this property.

The Planning Commission (Barakat/Vernon) recommended that the Board of Supervisors approve this preliminary subdivision plan as presented contingent upon PennDOT's issuance of a Highway Occupancy Permit and compliance with all comments in Pennoni Associates' June 6, 2008 review letter.

Calvary Chapel Land Development

Engineer Christopher C. Yohn, of Momenee and Associates, Inc. and Stephen Smickley, Associate Pastor represented Calvary Chapel in discussion of items in Pennoni Associates'

June 11, 2008 review letter. The main sanctuary now seats 1,000 people. This plan will be revised to clarify that this plan includes details for only Phases 1, 2 and 3. The members of the Planning Commission decided that they would prefer to await review of the Traffic Study prior to making any recommendations.

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ADJOURNMENT

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

Gail G. Force, Secretary