

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, March 10, 2010

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, March 10, 2010. In attendance were Chairman Craig Huffman, Vice-Chairman William Gross, William Taylor, and Michael Ashmore were in attendance. Township Engineer, Joe Mastronardo of Pennoni Associates, Inc., was also in attendance.

CALL TO ORDER

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

Mr. Huffman announced that Gary Whelan had resigned from the Planning Commission effective February 17, 2010 and thanked Mr. Whelan for all his years of service.

PUBLIC COMMENT - None

MINUTES

The Planning Commission (Gross/Ashmore) motioned and approved the Minutes of the January 14, 2010 meeting. There was no meeting in February due to a snowstorm.

Sketch Plan for a Proposed Office Building – Baltimore Pike (Regester Associates)

Representing the applicant, James Fritsch, of Regester Associates, and Michael Looney, of Montchanin Design Group, presented a sketch plan for 1361 Baltimore Pike on the north side of Route 1 east of Harvey Road. The site consists of 4.035 acres and is zoned B Business. No buildings are located on the property. This plan proposes a two-story office building with a footprint of 3,800 square feet and will be served by public water and sewer. Access to the site will be a single right-in, right-out entrance. The speed limit at this location on Route 1 is 55 mph and the site distance is 1,200 feet to the east. A PennDOT Highway Occupancy Permit will be required. The owner of this property is a German chemical company. This will be their U.S. headquarters for sales and administrative functions with a future projection of six to eight employees. No chemicals or toxic materials will be stored on site. It is the owner's intent to incorporate the elements of a green sustainable design, low carbon footprint building; i.e. solar lighting, solar shingles, geothermal heat pump. Both Messrs. Huffman and Gross expressed concern about parking requirements in the future should the owner/tenant change. Mr. Fritsch explained that there is sufficient land for additional parking; however, at this time it is their intent to limit the impervious coverage. This applicant will proceed with a land development application. Following a discussion about the safety concerns of the entrance, it was suggested that PennDOT be contacted prior to revising this plan.

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ADJOURNMENT

Upon a motion and second (Ashmore/Gross) meeting was adjourned at 8:25 P.M.

Gail G. Force, Secretary