

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, April 14, 2010

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, April 14, 2010. In attendance were Chairman Craig Huffman, Vice-Chairman William Gross, William Taylor, and Michael Ashmore were in attendance. Township Manager, Joe Barakat, and Township Engineer, Joe Mastronardo of Pennoni Associates, Inc., were also in attendance.

CALL TO ORDER

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

MINUTES

The Planning Commission (Gross/Ashmore) motioned and approved the Minutes of the March 10, 2010 meeting.

PUBLIC COMMENT - None

Cellco Partnership d/b/a Verizon Wireless Land Development Application

Representing this applicant were John W. Nilon, Esquire (Petrikin, Wellman, Damico, Brown & Petrosa) and Kenneth Farrall (CMC Engineering). This is the applicant's second appearance before the Planning Commission. They have obtained relief from the Zoning Hearing Board and Conditional Use approval from the Board of Supervisors. The Conditional Use is subject to nine conditions, two of which require discussion; i.e., landscaping (Item 2) and installation of an Emergency Communications antenna on the mono-pole (Item 9). Following their discussion, the Planning Commission (Huffman/Ashmore) recommended that the Board of Supervisors approve this preliminary/final land development application conditioned upon installation of landscaping along Ring Road (north side of the access road) as required by the Township Engineer and including an 18-month landscaping guarantee. The applicant has also agreed that the tower will be designed with structural integrity to support future single whip antenna for the Township's use in accordance with specifications provided by Mr. Barakat. Mr. Nylon will consult with our Solicitor for revision of the language for Item 9.

Brandywine Coach Works (JPG Parntership) – Conditional Use Application

Michael S. Gill, Esquire (Buckley, Brion, McGuire, Morris & Sommer, L.P.) and Engineer James Fritsch (Regester Associates) represented David M. Schiltz, President of Brandywine Coach Works. The property is located at 1209 Baltimore Pike (the former Family Jeep site). This is a 15,000 s.f. foot building located in the PBC Zoning District was used for auto sales and service. Brandywine Coach Works also operates facilities in Exton and West Chester for auto body service work and automobile rental to use during service. This Conditional Use Application also proposes construction of an 8,000 square foot addition on the rear of the existing facility. Mr. Schiltz counted 75 cars per day that entered and exited his West Chester

Brandywine Coach Works (continued)

facility today. There will be 22 to 26 new employees at this site. Enterprise Rental will be operating at this site for rental of cars to customers only. Storm water is handled by a retention basin at the rear of the property. There is 95% impervious coverage on the site as it exists. Mr. Schiltz would be unable to use this building without Conditional Use approval but needs the addition. He wants to bypass the land development process at this time while obtaining Conditional Use approval. During the land development process there will be an opportunity to provide some additional landscaping along Route 1 as well as in areas where existing parking areas will be removed. Mr. Schiltz stated that he will not be selling cars at this site. It is Mr. Gill's opinion that auto rental would be within the scope of auto sales in or Ordinance. Mr. Schiltz is concerned that removal of sales as a use for this property may effect the future value of his property. Board of Supervisors Chairwoman, Deborah Love, was in the audience and stated that from what she has seen of this presentation this evening, it would be a waste of the applicant's time to go before the Board of Supervisors until these plans and outstanding details are finalized. The plans will be revised and resubmitted.

Comprehensive Plan – Public Meeting

Mr. Barakat announced that this public meeting is required prior to the public hearing before the Board of Supervisors. Mr. Ray Ott explained that the future land use map has been revised since the last meeting. Mr. Gross asked if there were any areas in which the Township could be challenged. Mr. Ott responded that the Comprehensive Plan is the basis for our Zoning Ordinance and at this time we are not adopting an ordinance. The overall density of the Township is being reduced and how growth is being distributed is being rearranged. Transfer of development rights or the easement acquisition conservation program prevents being challenged regarding property value. The Planning Commission (Gross/Taylor) recommended that the Board of Supervisors approve this Comprehensive Plan.

ADJOURNMENT

Upon a motion and second (Ashmore/Gross) meeting was adjourned at 9:20 P.M.

Gail G. Force, Secretary