

CHADDS FORD TOWNSHIP PLANNING COMMISSION

WEDNESDAY, MAY 8, 2024 – REGULAR MEETING AGENDA

This meeting will be held in person at the Chadds Ford Township Building, 10 Ring Road, Chadds Ford, PA 19317. The meeting will also be broadcast live via Zoom webinar. The Zoom link can be found on the [Township website](#) or [by clicking here](#).

7:00 PM PLEDGE OF ALLEGIANCE AND OPEN MEETING

ANNOUNCEMENTS

PUBLIC COMMENT (Non-Agenda Items): Please be concise. In the Zoom platform, please use the Q & A function to ask your question.

1. MINUTES:

- a. [March 13, 2024, Board of Supervisors & Planning Commission Joint Meeting Minutes](#)
- b. [March 13, 2024, Planning Commission Regular Meeting Minutes](#)

2. MANAGERS REPORT

3. OLD BUSINESS:

- a. [438 Webb Road Subdivision and Land Development Application](#)

4. NEW BUSINESS: None.

5. MISCELLANEOUS DISCUSSION: None.

ONGOING, UPCOMING, & PAST PLANNING COMMISSION BUSINESS:

<u>Topic</u>	<u>Type</u>	<u>Applicant</u>	<u>Review Clock</u>	<u>PC Recommendation</u>	<u>BOS Approval</u>
Zoning Ordinance	Ordinance Amendment	N/A	N/A	9/13/23	
SLDO Ordinance	Ordinance Amendment	N/A	N/A	9/13/24	4/3/2024
Cultural Campus	ZO Text & Map Amendment	BCMA	N/A	3/13/24	
Zoning Map	Map Amendment	N/A	N/A	3/13/24	
Stormwater Ordinance	Ordinance Amendment	N/A	N/A	3/13/24	
438 Webb Road	S&LD Application	Jennifer Devlin	6/5/24 – Extension		
Chadds Ford Tavern	Sketch Plan Application	Chadds Ford Tavern	N/A		

KEY: SALDO – Subdivision & Land Development Ordinance; ZO – Zoning Ordinance; S&LD – Subdivision & Land Development; CU – Conditional Use

PUBLIC COMMENT: Please be concise. In the Zoom platform, please use the Q & A function to ask your question.

ADJOURNMENT

The meetings of the Chadds Ford Township Planning Commission are electronically recorded, and recordings are maintained until the minutes of the meeting are transcribed and approved. Recordings are for the purpose of transcribing meeting minutes only.

**CHADDS FORD TOWNSHIP BOARD OF SUPERVISORS & PLANNING
COMMISSION JOINT WORKSHOP MEETING MINUTES**

Wednesday, March 13, 2024 - 5:30PM

This meeting was held at the Chadds Ford Township building, 10 Ring Road, Chadds Ford, PA 19317,
and streamed live via Zoom.

Chair Reiner called the Board of Supervisors & Planning Commission Joint Workshop meeting to order at 5:41 p.m. with the Pledge of Allegiance. In attendance were Samantha Reiner, Board of Supervisors Chair; Timotha Trigg, Board of Supervisors Vice Chair; Kathleen Goodier, Supervisor; Craig Huffman, Planning Commission Chair; Valerie Hoxter, Planning Commission Vice Chair; Tom Bradley, Planning Commission Member; Carolyn Daniels, Planning Commission Member; Mike Maddren, Esq., Township & Planning Commission Solicitor; Michael Schneider, P.E., Township & Planning Commission Engineer; Tom Comitta, AICP, CNU-A, RLA, Township & Planning Commission Land Planner; Erin Gross, ACIP, Township & Planning Commission Land Planner (via Zoom); Lacey Faber, Township Manager; and Emily Pisano, Assistant Township Manager. Four (4) members of the public attended.

1. MISCELLANEOUS DISCUSSION ITEMS:

- a. **Cultural Campus Text Amendment:** The Board and Commission discussed recent changes to the text and the review letter from the Delaware County Planning Commission. Changes included editing language for clarification of responsibility for a structure if a parcel is sold. No action was taken.
- b. **1597 Baltimore Pike – Potential Zoning Ordinance/Map Amendment:** The Board and Commission discussed rezoning 1597 Baltimore Pike from R-1 to Cultural Campus (CC). By rezoning the parcel to CC, North American Land Trust's proposed plan for the property, which includes trails, moving their headquarters, and village shop parking, would be in compliance. Discussion included the Township holding the conservation easement for the property, comparative to the Township's arrangement with Brinton Run Preserve. No action was taken.
- c. **Township Zoning Map Amendment:** Proposed changes to the Zoning Map are the following:
 - From LI to LI-1: 0 Baltimore Pike, Folio Number 04000002901
 - From R-1 to MC: 10 Ring Road, 1491 Baltimore Pike, 1463 Baltimore Pike, 1381 Baltimore Pike, 0 Bullock Rd (Mother Archie's Corner), Sunset Hill Preserve, 0 Beaver Valley Rd (Folio #s 04000006501, 04000006600, 04000006800, 04000006400, 04000006401, 04000006300) and 3 Evergreen Place.
 - From POC to MC: 1381 Baltimore Pike
 - From R-2 to MC: 98 Ridings Boulevard
 - From R-M to R-MA: All properties in South Point and Springhill Farms
 - From R-A to R-MA: All properties in Painters Crossing Condominium
 - CC: All properties included in the Cultural Campus Text Amendment & 1597 Baltimore Pike

Meetings with HOAs of Painters Crossing, South Point, and Springhill Farm are being scheduled to discuss the proposed zoning changes with residents of these developments. No action was taken.

ADJOURNMENT: There being no further business or public comment, upon motion of Chair Huffman, seconded by Chair Reiner and unanimous vote, the meeting was adjourned at 6:21PM.

Respectfully submitted,

Lacey Faber, Township Secretary/Manager

CHADDS FORD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, March 13, 2024

This meeting was held at the Chadds Ford Township building, 10 Ring Road, Chadds Ford, PA 19317 and via Zoom. The meetings of the Chadds Ford Township Planning Commission are electronically recorded, and recordings are maintained until the minutes of the meeting are transcribed and approved. Recordings are for the purpose of transcribing meeting minutes only.

Chair Huffman opened the Planning Commission Organization meeting at 7:00 p.m. with the Pledge of Allegiance. In attendance were Craig Huffman, Chair; Valerie Hoxter, Vice Chair; Tom Bradley, member; Carolyn Daniels, member; Michael Maddren, Esq., Planning Commission Solicitor; Michael Schneider, PE, Township Engineer; Tom Comitta, AICP, CNU-A, RLA, Planning Commission Land Planner; Erin Gross, ACIP, Township Land Planner (via Zoom); Timotha Trigg, Board of Supervisors Planning Commission Liaison; Lacey Faber, Township Manager; and Emily Pisano, Assistant Township Manager. Thirteen (13) members of the public attended in person and via Zoom.

1. **ANNOUNCEMENTS:** The Planning Commission congratulated Kathleen Goodier on her appointment to the Board of Supervisors and thanked her for her service as a member of the Planning Commission. Chair Huffman encouraged any resident interested in serving on the Planning Commission to contact the Township Manager.
2. **PUBLIC COMMENT (Non-Agenda Items):** There was no public comment.
3. **MINUTES:** C. Huffman made a motion to approve the minutes from the February 20, 2024, Organization and Regular Planning Commission meeting as amended. C. Daniels seconded the motion. There was no further discussion and the motion passed unanimously.
4. **MANAGERS REPORT:** L. Faber provided the following items from the Managers Report:
 - AV upgrades for the Board room were approved by the Board of Supervisors. Staff are waiting for items to be ordered and they should arrive within the next two weeks.
 - Staff held meetings with the Chadds Ford Township Residents Association (CFTRA) and the Brandywine Conservancy and Museum of Art (BCMA). Staff discussed upcoming events with the CFTRA and learned about the mission and history of the association. With BCMA, staff discussed past, current, and future initiatives.
 - Chadds Ford will be hosting a Flood Study presentation geared specifically towards Chadds Ford Township and resident concerns for flood mitigation. The presentation will be hosted at the township building on March 18, 2024, from 6-7 p.m.
 - PennDOT maintenance issues along Ring Road continue being addressed. Maintenance is scheduled to open clogged pipe discharge ends that need to be ditched and cleared. A small grate and riprap were installed at one of the pipe discharge ends.
 - The Creek Road bridge repair is anticipated to begin April or May of this year. It has been confirmed that Township roads will not be utilized as part of the detour plan.
 - Walkable Chadds Ford: The last submission of revised plans was submitted to PennDOT on December 1st. The ADA Review has come back; however, we are still waiting for the traffic plan reviews. Once all plan reviews come back, they can be revised and resubmitted to PennDOT. Our DVRPC project manager explained that once the plans are revised and resubmitted, PennDOT will prioritize the project due to grant funding requirements.
5. **OLD BUSINESS**
 - a. **Cultural Campus Text Amendment:** The Planning Commission discussed benefits to the Chadds Ford Historical Society if they chose to be included in the Cultural Campus district. Currently zoned R-1 and R-2, switching to Cultural Campus would offer the Historical Society zoning consistent with their Use.

C. Huffman made a motion to recommend the Board of Supervisors adopt the Cultural Campus Zoning District to be incorporated as part of the Zoning Ordinance Update. V. Hoxter seconded the motion. There was no further discussion and the motion passed unanimously.

- b. Chadds Ford Township Zoning Map Amendment:** The Planning Commission discussed including the Davis property (1597 Baltimore Pike) in the Cultural Campus district, which is consistent with the proposed use of the property.

C. Huffman made a motion recommending the Board of supervisors adopt the Zoning Map Amendment, which includes:

- From LI to LI-1: 0 Baltimore Pike, Folio Number 04000002901
- From R-1 to MC: 10 Ring Road, 1491 Baltimore Pike, 1463 Baltimore Pike, 0 Bullock Rd (Mother Archie's Corner), Sunset Hill Preserve, 0 Beaver Valley Rd (Folio #s 04000006501, 04000006600, 04000006800, 04000006400, 04000006401, 04000006300) and 3 Evergreen Place.
- From POC to MC: 1381 Baltimore Pike
- From R-2 to MC: 98 Ridings Boulevard
- From R-M to R-MA: All properties in South Point and Springhill Farms
- From R-A to R-MA: All properties in Painters Crossing Condominium
- CC: All properties included in the Cultural Campus Text Amendment, which includes all properties owned by the Brandywine Conservancy and 1597 Baltimore Pike.

C. Daniels seconded the motion. There was no further discussion and the motion passed unanimously.

- c. Countywide Stormwater Ordinance:** The Planning Commission discussed amendments to the text including the exclusion of pool water as an impervious surface, riparian buffer easements, and pet waste. T. Trigg gave a presentation on the attachments and the update maps.

C. Huffman made a motion to recommend the Board of Supervisors adopt of the County Stormwater Ordinance Update. V. Hoxter seconded the motion. There was no further discussion and the motion passed unanimously.

6. NEW BUSINESS

a. Sketch Plan – 1400-1392 Baltimore Pike, Chadds Ford Tavern:

Present: Chuck Dobson, InLand Design; Garry Hesselbacher and Chet Patel (Applicant), 1400 BP LLC; and Kate Ferro and Phil Ferro, Chadds Ford Tavern.

C. Dobson explained that the applicant is proposing to expand parking for 1400 Baltimore Pike after entering into an agreement of sale with 1392 Baltimore Pike. The proposed Sketch Plan shows two proposals to expand parking. Both proposals encroach areas of steep and very steep slopes, and areas of wetland. The Planning Commission discussed with the applicant stormwater and safety concerns. The applicant was encouraged to work with the Zoning Officer to determine if zoning relief is needed. No action was taken.

7. MISCELLANEOUS DISCUSSION

a. 1597 Baltimore Pike – Potential Zoning Ordinance/MAP Amendment:

Present: Steve Carter, North American Land Trust, and George Simos

This item was discussed during the Board of Supervisors and Planning Commission joint meeting on March 13, 2024, the Planning Commission, North American Land Trust, and the Brandywine Conservancy and Museum of Art agreed this property is consistent with the zoning proposed in the Cultural Campus Zoning district.

ADJOURNMENT: There being no further business or public comment, upon motion of Chair Huffman, seconded by Commissioner Daniels and unanimous vote, the meeting was adjourned at 8:46 p.m.

Respectfully submitted,

Emily Pisano, Planning Commission Secretary