

**CHADDS FORD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, December 13, 2023**

This meeting was held at the Chadds Ford Township building, 10 Ring Road, Chadds Ford, PA 19317

Vice Chair Hoxter opened the Planning Commission Regular meeting at 7:00 p.m. with the Pledge of Allegiance. In attendance were Valerie Hoxter, Vice Chair; Timotha Trigg, member; Kathleen Goodier, member; Tom Bradley, member; Erin Gross, ACIP, Township Land Planner (via Zoom); Michael Maddren, Esq., Planning Commission Solicitor; Michael Schneider, PE, Township Engineer; Samantha Reiner (via Zoom), Board of Supervisors Planning Commission Liaison; Lacey Faber, Township Manager; and Emily Pisano, Assistant Township Manager. One (1) member of the public attended in person.

1. **ANNOUNCEMENTS:** The members of the Planning Commission expressed gratitude and thanks for Timotha Trigg, and all her hard work and dedication over the years as a Planning Commission member. They wished her well in her new role as a Township Board of Supervisor.
 - Carolyn Daniels (Ridings Way) also expressed her thanks to T. Trigg.
2. **PUBLIC COMMENT:** There was no public comment.
3. **MINUTES:** K. Goodier made a motion to approve the minutes from the November 8, 2023, Regular Planning Commission meeting. T. Bradley seconded the motion. There was no further discussion and the motion passed unanimously.
4. **OLD BUSINESS**
 - a. **Countywide Stormwater Ordinance:** The Planning Commission discussed the Countywide Stormwater Ordinance, which included the following:
 - Chair Huffman submitted comments for the Planning Commission to discuss via email, which included: Selecting the largest riparian buffer and setback, requiring the maximum number of inspections, consideration of classifying pools as pervious, and removal of the pet waste provision.
 - Pet waste was determined to be removed from the ordinance and pools were to be considered as pervious.
 - Establishing the average height of a deck not to exceed five (5) feet, using Bethel Township's definition of impervious, which will require certain criteria to consider a deck impervious.
 - Including Low Impact Development & Green Infrastructure in purpose.
 - Section 707 – Utilize Option No. 1
 - Utilizing Delaware County's proposed language for riparian buffers with the exception of the use of the word "easement."
 - Comparing definitions with those used in Chadds Fords Zoning and SLDO Ordinances.
 - Reviewing the capitalization of certain terms throughout the Ordinance.

The Planning Commission determined they would like to see the discussed changes implemented in February or March. No action was taken.

ADJOURNMENT: There being no further business or public comment, upon motion of Vice Chair Hoxter, seconded by T. Bradley and unanimous vote, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Lacey Faber
Township Secretary/Manager