



**Chadds Ford Township
10 Ring Road, Chadds Ford, Delaware County, PA
Planning Commission Regular Meeting
March 8, 2023**

MINUTES

A meeting of the Chadds Ford Township Planning Commission was called to order at 7:02 PM, by Chair Huffman. In attendance for the Planning Commission were Chair Craig Huffman; Vice Chair Valerie Hoxter; Commissioners Timotha Trigg, Kathleen Goodier, and Tom Bradley; Tom Comitta, Land Planner; Erin Gross, Assistant Land Planner (Zoom); Michael Maddren, Planning Solicitor; Michael Schneider, Planning Engineer; and Emily Pisano, Assistant Township Manager. Not in attendance were Planning Liaison Supervisor Chair, Samantha Reiner and Matthew Baumann, Township Manager. There were five (5) members of the public in attendance. The Pledge of Allegiance was recited.

ANNOUNCEMENTS

PUBLIC COMMENT (Non-Agenda Items)

None.

APPROVAL OF MINUTES

The minutes for the February 8, 2023 Planning Commission meeting were reviewed for approval.

Vice Chair Hoxter asked if the minutes could be amended to include the vote on 280 Ridge Road from the February 8th joint meeting with the Board of Supervisors.

Chair Huffman made a motion to approve the minutes from the February 8, 2023 Planning Commission meeting as amended. Commissioner Goodier seconded the motion and it passed 5-0.

NEW BUSINESS

A. Sewer Module Component 4a. Discussion – 1597 Baltimore Pike – Camp Property

Wayne Megill represented himself and provided a summary of the request. Mr. Megill said that the PA Department of Environmental Protection (DEP) will make a determination that there is sufficient sewer capacity for the proposed project. Mr. Schneider explained that the Board of Supervisors will receive the Planning Module and if denied Mr. Megill is able to send to the DEP stating he disagrees. The DEP would then provide a ruling to the Township. Mr. Megill said his consultants have informed him that there is sufficient sewer capacity for the

proposed project. Vice Chair Hoxter explained that Mr. Megill came before the Sewer Authority Board in late summer/early fall 2022 but has not returned to present his findings. Commissioner Bradley asked when the Sewer Authority made the most recent assessment. Mr. Schneider responded the Sewer Authority updated the 537 Plan (determines capacity) in 2017. Mr. Megill said he would plan to attend the April or May Sewer Authority meeting. Vice Chair Hoxter also stated that the Sewer Authority shared with Mr. Megill that the property for the proposed project is not located in a service sewer area and that this matter needs to be addressed with the Sewer Authority Board in addition to capacity. Mr. Schneider responded that an approved planning module would revise the 537 plan and bring the property into the service area.

Chair Huffman made a motion to authorizing the Planning Commission Chair to sign form 4a which is to be completed by Mr. Maddren and Mr. Schneider following the Planning Commission's March 8, 2023 meeting and to be passed on to the Board of Supervisors. Commissioner Bradley seconded the motion and it passed 5-0.

OLD BUSINESS

A. Zoning Map Change and Conditional Use Application – Hyundai & Genesis Car Dealership – 1540 & 1550 Wilmington Pike

Skip Brion spoke on behalf of his client and stated that a traffic study will be conducted at the request of the Township at a cost of \$84,000 which will be paid for by the applicant and a trail will be built along the Brinton Bridge area to the 1704 House. Mr. Brion stated that his client now owns the tract that was previously allotted to Mercedes. Mr. Brion's client hopes to develop this property in the future. Future discussions will include the possibility of dedicating the proposed trail and surrounding land to Chadds Ford open space. Chair Huffman asked if any conversations were held with Mr. Variale, owner of Enzo's, regarding combining parcels owned by Mr. Variale and parcels owned by Mr. Brion's client. Mr. Brion said his client spoke with Mr. Variale but he is unaware of the outcome of the conversation.

Chair Huffman recommended that the applicant submit for conditional use so conditional use and the map change request can run concurrently. Chair Huffman said these items could be on the April or May Planning Commission agenda.

Commissioner Goodier asked for the elevations previously discussed. Mr. Maddren said the elevations can be included with the conditional use submission. Commissioner Bradley shared his concern with tractor trailers backing into dealerships and would like these occurrences included in the traffic study and resolved.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business or public comment the meeting was adjourned by Chair Huffman at 7:53PM.

Respectfully submitted,

Matthew Baumann
Township Manager