



**Chadds Ford Township
10 Ring Road, Chadds Ford, Delaware County, PA
Planning Commission Regular Meeting
April 12, 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 (arrived at 7:32PM), and Tom Bradley; Tom Comitta, Land Planner; Erin Gross, Assistant Land Planner (Zoom); Michael Maddren, Planning Solicitor; Samantha Reiner, Planning Liaison Supervisor; Matt Baumann, Township Manager. Not in attendance were Michael Schneider, Planning Engineer; and Emily Pisano, Assistant Township Manager. There were ten (10) members of the public in attendance, two of which were representing the applicant for agenda item 5A. The Pledge of Allegiance was recited.

ANNOUNCEMENTS

PUBLIC COMMENT (Non-Agenda Items)

Jacqueline Burrows, Creek Road, shared concerns over the proposed Camp property and asked for an update. Chair Huffman replied that there have been preliminary conversations, but no official action has been taken. Mr. Maddren stated that the proposed plan is conceptual and before any changes in zoning occur, the public will be notified.

APPROVAL OF MINUTES

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

Chair Huffman asked Mr. Baumann if the February minutes were amended as discussed at the March Planning Commission meeting. Mr. Baumann replied yes, the minutes were amended.

Vice Chair Hoxter asked if the March draft minutes could be amended to include clarification on page two regarding the discussion on agenda item 4A, Sewer Module Component 4a Discussion – 1597 Baltimore Pike.

Chair Huffman made a motion to approve the minutes from the March 8, 2023 Planning Commission meeting as amended. Commissioner Trigg seconded the motion and it passed 4-0.

NEW BUSINESS

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 provided a summary of the applicant's request for a zoning map change and conditional use approval. Mr. Brion highlighted the plan's added landscaping which includes a fence, stone pillars, and large trees. Mr. Brion stated that the applicant will provide a trail to the 1704 House in addition to working with the Township on a traffic study along 202, Oakland Road, and Dilworthtown. Chair Huffman said the 1704 House requested that part of a parking lot be paved. Mr. Brion said that the applicant has worked with the Township Planner and Township Engineer to bring the plan into compliance with their comments.

Commissioner Bradley shared his concerns with the plan's traffic pattern, specifically for tractor trailers. Adam Brower, E.B. Walsh Inc, replied that a truck turning simulation plan has been completed and shows that two large trucks can be accommodated with one exiting and one entering. Mr. Bradley said that based on his independent research, the standards for the turning radius for the proposed entrance/exit are not met. Chair Huffman said Mr. Schneider reviewed the plan's turning radius and was comfortable with what is being proposed by the applicant. Mr. Maddren asked Mr. Brion if the plan reaches conditional use there could be a condition established that if trucks are forced to park or unload on 202, the applicant will correct the issue to the Township Engineer's satisfaction. Mr. Brion agreed.

Vice Chair Hoxter asked when the most recent letter was received by Pennoni. Mr. Maddren replied that the most recent letter was dated December 7th. Mr. Baumann said the letter was included in the Commission's packets for the December 12, 2022 meeting. Vice Chair Hoxter asked if the Planning Commission received a copy of the traffic study. Chair Huffman said it was received by the Planning Commission in January and was a trip analysis. Mr. Brower said the study analyzed the trips based on the current use versus the requested use. Mr. Brower said the conclusion of the study was that the proposed plan would not have an adverse impact on traffic.

Philip Oberly, Creek Road, suggested a solution for Commission Bradley's concerns with the turning radius. Mr. Oberly asked if it would be possible to come in on a forty-five degree angle. Mr. Brower said when cars are being brought in, the parking lot is not full and has additional maneuverability. Chair Huffman did not see how making the change would impact the plan. Mr. Brion said the applicant would review the suggestions made. The suggestions may result in three specific trees being removed from the plan. Commissioner Trigg recommended that the three proposed trees be relocated so that the total number of trees would remain the same. Mr. Brower said the trees would be moved to different locations on the map. Mr. Baumann asked Mr. Brower where the Plan stands in terms of impervious coverage percentage and if there is the ability to lose more green space to accommodate wider turning lanes. Mr. Brower

stated the plan is close to the maximum but there is maybe a few thousand feet left of wiggle room.

Vice Chair Hoxter asked if the traffic study could be sent to the Township electronically and shared with the Planning Commission. Vice Chair Hoxter asked about double-stacked spaces. Mr. Brower replied that the issue was resolved. Vice Chair Hoxter asked if the sewer plan had been addressed. Mr. Brower said it will be addressed assuming the plan moves forward to land development and they are looking into the existing system's capacity.

Mr. Comitta asked about the proposed "Piazza Plaza." Mr. Brion said they are waiting for a response from the manufacturer but are looking at stamped concrete for the plaza. Commissioner Goodier shared concerns that truck drivers may hesitate to drive over the surface. Commissioner Bradley said the proposed plaza will have no impact on truck drivers.

Chair Huffman made a motion to recommend approval of a map change of the premises located at 1540 Wilmington Pike, which has been designated as premises A on the submitted maps, from B to B-1 and recommend that those properties be combined into one parcel to have the combined zoning of B-1 to allow automotive sales and service and that the map change be granted by the Township. The Planning Commission voted and the motion passed 5-0.

Chair Huffman made a motion to recommend conditional use approvals subject to funding a traffic study for the Township to the tune of approximately \$84,000, constructing a trail easement from the Five Points intersection down to the 1704 House and across the 1704 House with the permission or through the use of an easement previously granted by the owners of the 1704 House and any associated requested paving associated with the 1704 property, subject to future preliminary and final SLDO application and approval, and compliance with all recommendations of Township professionals including engineering and TCA recommendations. The Planning Commission voted and the motion passed 5-0.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business or public comment the meeting was adjourned by Chair Huffman at 8:10PM.

Respectfully submitted,

Matthew Baumann
Township Manager

