



**Chadds Ford Township
10 Ring Road, Chadds Ford, Delaware County, PA
Planning Commission Regular Meeting
May 10, 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 (Zoom), and Tom Bradley; Tom Comitta, Land Planner; Erin Gross, Assistant Land Planner (Zoom); Michael Maddren, Planning Solicitor; Michael Schneider, Planning Engineer; Samantha Reiner, Planning Liaison Supervisor (Zoom); Matt Baumann, Township Manager. Not in attendance was Emily Pisano, Assistant Township Manager. There were two (2) members of the public in attendance, one of which was on Zoom. The Pledge of Allegiance was recited.

ANNOUNCEMENTS

PUBLIC COMMENT (Non-Agenda Items)

Helene Badeau, Creek Road, asked for an update on the proposed Camp property plan. Chair Huffman replied that a meeting with the Planning Commission and Board of Supervisors will be scheduled in the near future to discuss V Village concepts including the Camp property. Chair Huffman encouraged the resident to check the Township website for updates and announcements.

APPROVAL OF MINUTES

The minutes for the April 12, 2023 Planning Commission meeting were reviewed for approval.

Chair Huffman made a motion to approve the minutes from the April 12, 2023 Planning Commission meeting as amended. Commissioner Trigg seconded the motion and it passed 5-0.

NEW BUSINESS

- A. Discussion and Potential Recommendation of Subdivision and Land Development Ordinance (SLDO) Amendments to the Board of Supervisors.

Mr. Schneider reviewed suggested changes to the ordinance, which are not an overhaul of the SLDO. Discussion focused on inclusion of definitions moved from the Zoning Ordinance to match SLDO, language regarding the number of plans submitted to the Township (agreement that the number currently required is too high), process of time constraints in terms of deemed

approval, etc, for submitting to the Township and matching more consistently with the MPC, and signature blocks to be more consistent with the specific signatures needed. Recreational fees were discussed specifically a change to update fees annually. The assessed value is updated annually by the County and then calculated by the Township Engineer with the fee-in-lieu then calculated by the Engineer.

Land Development and Financial Security Agreements were discussed. Mr. Maddren stated changes should be more consistent with the MPC. Commissioner Goodier asked if the money collected from fee-in-lieu was kept in a separate account. Mr. Maddren said any money collected under fee-in-lieu is kept in a separate sub-account under the Open Space Fund.

The Commission discussed Eighty (80) foot right-of-way requirements for major arterials. This width should be increased and a number chosen that is higher than eighty (80) feet such as 100 or 120 feet which would include the ultimate ROW. Chair Huffman suggested the Township should be consistent with surrounding municipalities such as Concord Township, which has a 120-foot requirement.

Commissioner Bradley suggested Route 202 should be analyzed to see how wide the existing ROW is to ensure the Township is not negatively impacting property owners. Commissioner Bradley also suggested the Township should take a look at Baltimore Pike, especially Chadds Ford Tavern, to see how wide the existing ROW is.

Commissioner Trigg asked how developers could control the ROW width of streets outside their boundaries. Mr. Schneider recommended that we strike the words "in or adjacent to a subdivision or land development."

Mr. Schneider discussed language on stormwater discharge onto streets from driveways. It was decided that the language should include that if stormwater does discharge on the street it must discharge into an existing stormwater system. Chair Huffman stated that there are many places within the Township where stormwater drains onto the street without controls in place. An example is Harvey Road.

Commissioner Goodier asked about shared driveways being located on a single lot. Mr. Schneider stated that a driveway should be contained solely on-lot due to complications with deeds and easements. Chair Huffman found this to be too restrictive. Mr. Maddren replied that the applicant can always request a waiver. Chair Huffman discussed limiting the number of curb cuts possible.

Ms. Gross shared changes made by TCA such as street trees being seven (7) feet above the sidewalk and fourteen (14) feet above road surfaces and added provisions about appropriate locations for tree protection fencing. Commissioner Trigg asked about the location of five (5) inches of soil since it cannot be placed against the trunk of a tree. Ms. Gross replied that the five (5) inches should be changed to three (3) inches. Commissioner Bradley asked how a

developer can be held responsible for replacing trees that die within eighteen (18) months. Mr. Schneider said that a maintenance bond is put in place.

Vice Chair Hoxter asked for clarification on what the SLDO process will look like for the Planning Commission. Chair Huffman said to continue using OneDrive with edits made by the Planning Commission in a color other than the color used by the task force. The Planning Commission will review where they are at the next meeting. If the Planning Commission is satisfied, they can vote to recommend the SLDO and if they are not satisfied they can send it back to the task force. The Planning Commission will send the SLDO to the task force for them to review and send to the Planning Commission with any changes.

OLD BUSINESS

Vice Chair Hoxter asked if the traffic study for Hyundai/Genesis had been sent electronically. Vice Chair Hoxter recommended taking a look at the outdoor dining language in the Zoning Ordinance as it pertains to liquor licenses and parking. Vice Chair Hoxter suggested that the Planning Commission make a recommendation at their June meeting to the Board making an amendment.

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