



**Chadds Ford Township
10 Ring Road, Chadds Ford, Delaware County, PA
Planning Commission Regular Meeting
June 14, 2023**

MINUTES

A meeting of the Chadds Ford Township Planning Commission was called to order at 7:00 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; Samantha Reiner, Planning Liaison Supervisor (Zoom); Matt Baumann, Township Manager. Not in attendance was Emily Pisano, Assistant Township Manager. There were three (3) members of the public in attendance. The Pledge of Allegiance was recited.

ANNOUNCEMENTS

Chair Huffman made the following announcement:

- The Board of Supervisors Workshop meeting on June 28th at 6:30pm has been cancelled and will instead be held on June 20th at 6:30pm.

PUBLIC COMMENT (Non-Agenda Items)

APPROVAL OF MINUTES

The minutes for the May 10, 2023 Planning Commission meeting were reviewed for approval. Two amendments were made by Commissioner Trigg and Vice Chair Hoxter.

Chair Huffman made a motion to approve the minutes from the May 10, 2023 Planning Commission meeting as amended. Commissioner Trigg seconded the motion and it passed 5-0.

NEW BUSINESS

A. **1281 Baltimore Pike – Conditional Use Application for a Single-Family Dwelling**

Joel Comanda, engineer of the applicant was present. The applicant is requesting Conditional Use approval to construct a single-family dwelling and associated facilities on Tax Folio # 04-00-00035-00. A portion of the improvements are proposed within areas of steep and very steep slopes. The site is located within the R-2 Zoning District on the north side of Baltimore Pike, west of its intersection with Painters Crossing and Brandywine Drive. The property is proposed to be served by an individual water supply and on-lot sewage disposal. Mr. Comanda described the property which includes a tributary, steep slopes, and a woodland

area. The applicant has not yet applied for a zoning variance. Commissioner Bradley asked if there will be additional purpose to the detached garage aside from parking. Mr. Comanda said additional space will be used as storage or a home office. Commissioner Trigg asked why the garage is detached as opposed to attached. Mr. Comanda replied it is the preference of the property owner. Commissioner Goodier said the slopes are identified as Class 1 Woodlands according to Chadds Ford's Open Space plan. The property will be served by a well.

After visiting the property on May 8th, Mr. Comitta asked about trees and grading. About 98% of trees were brought in from offsite. The topography in the current plan is reflective of the property's current topography according to Mr. Schneider's review. Mr. Comitta said it appeared that the steep slopes had been graded out. Chair Huffman shared his concerns regarding unstable subterranean situations combined with heavy water runoff.

Chair Huffman said the Planning Commission would like to see an environmental study and receive feedback on the fill used in the area of 1281 Baltimore Pike.

B. 1386 Baltimore Pike – Sketch Plan for a 2-lot Subdivision

Mark Padula, engineer for the applicant, attended the meeting. The applicant and owner, Chadds Ford One LLC, is proposing to subdivide Tax Folio #04-00-00021-00 into two (2) single-family residential lots. There is an existing residential dwelling on the property that it appears is planned to be removed. The site is located within the R-2 Residential Zoning District. Access to the site is proposed via one (1) existing driveway on Baltimore Pike with a proposed access easement for lot two (2).

Chair Huffman suggested that the applicant contact the Chadds Ford Sewer Authority to request going from one (1) to two (2) EDUs. The Sewer Authority is currently testing new equipment and may not be able to provide an answer. The applicant may also need to go to the Zoning Board for zoning relief. Mr. Schneider asked what could end up in the riparian buffer. One lot will have a stormwater management basin in the riparian buffer and the second lot will include part of the proposed house in the riparian buffer. Chair Huffman raised flooding concerns with part of the proposed home being built in the riparian buffer. Commissioner Bradley asked about the discharge ratio of the pond.

Chair Huffman asked that Mr. McArdle (Township Zoning Officer) comment on whether zoning relief is necessary. When the applicant comes back to the Planning Commission after speaking with the Sewer Authority, the Planning Commission would like the following questions answered: how will the applicant deal with the riparian buffer, how will a flooding problem be avoided, and how will downstream impact be mitigated.

Mr. Comitta suggested an acceleration and deceleration lane.

C. Ordinance No. 173 – Zoning Map Amendment 1540 Wilmington Pike

Ordinance No. 173 pertains to a Zoning Map Amendment from B Business to B-1 Business-1 for the parcel located at 1540 Wilmington Pike as requested by VMDT Partnership to build an auto dealership. The Board of Supervisors requested a recommendation from the Planning Commission on the proposed map change. The Board will hold a public hearing on the map amendment but will wait to vote on it until they are also ready to vote on SLDO and Conditional Use. SLDO will be presented to the Planning Commission at their July meeting. Commissioner Bradley voiced his concerns about tractor trailers entering the property.

Chair Huffman made a motion to recommend Ordinance No. 173, which is a Zoning Map Amendment for 1540 Wilmington Pike. Commissioner Trigg seconded the motion and it passed 4-1.

D. 1540 Wilmington Pike – Preliminary/Final Land Development and Lot Consolidation

There was no action or discussion by the Planning Commission.

OLD BUSINESS

A. SLDO Update

Commissioner Trigg shared changes made to SLDO since discussed previously by the Planning Commission. Commissioner Trigg asked each member of the Planning Commission to try and have their concerns ready for the July Planning Commission meeting.

Board of Supervisors Chair Samantha Reiner shared an update on the Zoning Ordinance. The Zoning Ordinance was sent to Delaware County for review. During the time the Ordinance was under review by the County, it was determined that additional changes were needed. The Planning Commission discussed holding a special meeting in July or August to discuss SLDO and any changes that need to be made to the Zoning Ordinance. The Planning Commission also discussed the possibility of holding a joint meeting to discuss the Cultural Campus District. A Doodle poll will be used to schedule a joint meeting.

Chair Huffman said additional discussion needed regarding the Village District is what should a Village District look like.

Vice Chair Hoxter asked for Board of Supervisors Chair Reiner and Mr. Baumann to create a timeline of when each item may be in front of the Planning Commission.

The Planning Commission was in favor of Vice Chair Hoxter's changes to outdoor dining within SLDO. The Planning Commission will vote on outdoor dining at their July meeting.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business or public comment the meeting was adjourned by Chair Huffman at 9:15PM.

Respectfully submitted,

Matthew Baumann
Township Manager