

**REGULAR MEETING of the BOARD OF SUPERVISORS
CHADDS FORD TOWNSHIP
Thursday, July 6, 2023 at 6:30PM**

MINUTES

CALL TO ORDER: PLEDGE OF ALLEGIANCE

A regular meeting of the Board of Supervisors of Chadds Ford Township, Delaware County, was called to order by Supervisor Noelle Barbone at 6:30 PM. In attendance were Frank Murphy, Vice Chair (Zoom); Matt Baumann, Township Manager; and Mike Maddren, Township Solicitor. Samantha Reiner, Board of Supervisors Chair; Emily Pisano, Assistant Township Manager and Mike Schneider, Township Engineer were not in attendance. Four (4) members of the public were in attendance with one (1) of them on Zoom. The Pledge of Allegiance was recited.

ANNOUNCEMENTS

Supervisor Barbone made the following announcements:

- The Board met in Executive Session on July 6, 2023 to discuss legal, personnel, and real estate matters.
- The Planning Commission will meet on July 12th at 7PM. Please refer to the Township's website for the agenda.
- A special Planning Commission meeting will be held on July 25th from 6PM to 8PM to discuss the Subdivision and Land Development draft revision document.

PUBLIC COMMENT Agenda Items

APPROVAL OF MINUTES

1. June 7, 2023 – Board of Supervisors Regular Meeting Minutes

Supervisor Barbone made a motion to approve the Board of Supervisors Regular Meeting minutes from June 7, 2023. Vice Chair Murphy seconded the motion and it passed 2-0.

2. June 20, 2023 – Board of Supervisors Workshop Meeting and Public Hearing

Supervisor Barbone made a motion to approve the Board of Supervisors Workshop meeting and Public Hearing minutes from June 20, 2023. Vice Chair Murphy seconded the motion and it passed 2-0.

SUPERVISORS' REPORT

No report provided.

1. TOWNSHIP MANAGER'S REPORT

Mr. Baumann provided the following report:

Painter's Folly Artist Studio Update

Painter's Folly currently has availability for Session 2 for artists interested in painting at the historic Painter's Folly studios. Prices are \$150 per month. The Township is offering two (2) groups for three (3) days each. Please reach out to info@chaddsfordpa.gov for more information.

Storytime

Storytime is underway at the Chadds Ford Pavilion. Please bring your children and join weekly readers on Wednesdays at 10am behind the Chadds Ford Township Building.

Planning Commission

The Chadds Ford Planning Commission will hold their meeting on July 12th. There will be a discussion on the CC-Cultural Campus zoning draft and there will be discussion regarding VMDT Partnership's Land Development application to build a Hyundai/Genesis dealership.

Delaware County Health Department

Starting on August 1st, the Delaware County Health Department will be the point of contact for well system applications. Please refer to their website for further information.

Supervisor Barbone asked if Mr. Schwartzman who was in attendance could publish this change in Chadds Ford Live along with the update that the County also processes septic applications as of June 1, 2023.

Route 1 and Creek Rd Traffic Signal Update

The Board of Supervisors thanked everyone for their patience as Higgins Electric worked quickly to restore the traffic signal pole and mast. The Township realizes there was an inconvenience, but all systems have been restored to their pre-crash operations.

2. TREASURER'S REPORT

Supervisor Barbone shared the Treasurer's Report.

Supervisor Barbone made a motion to approve General Fund expenditures in the amount of \$57,769.01. Vice Chair Murphy seconded the motion and it passed 2-0.

Supervisor Barbone made a motion to approve Open Space expenditures in the amount of \$6,742.59. Vice Chair Murphy seconded the motion and it passed 2-0.

3. ENGINEER'S REPORT

No report provided.

4. OLD BUSINESS

ACTION ITEMS

1. Resolution 2023-18 Delaware County 2019 Hazard Vulnerability Assessment and Mitigation Plan

The purpose of this Resolution is to update the Hazard Mitigation Plan (HMP) for Delaware County and its municipalities. An HMP demonstrates county and community commitment to reducing risks from all hazards and serves as a guide for decision makers as they commit

resources to minimize the effects of hazards. The HMP is intended to integrate with county and municipal planning mechanisms already in place, such as building and zoning regulations, environmental planning, and long-range planning mechanisms. By participating in the planning process, the county and municipalities will be eligible to apply for and receive grant funding from the Federal Emergency Management Agency (FEMA) to reduce the vulnerability of residents within the community. After receiving FEMA approval of the HMP, the jurisdictions are eligible to receive grants from the following grant funding sources when/if they are needed:

- Hazard Mitigation Grant Program (HMGP)
- Flood Mitigation Assistance Program (FMA)
- Building Resilient Infrastructure and Communities (BRIC)

Chadds Ford has participated in the drafting of this Hazard Mitigation Plan. The last step is to formally adopt it. The plan has been reviewed and recommended by Chadds Ford's Emergency Management Coordinator, Phil Wenrich. Vice Chair Murphy asked for a memo to be included in the Township's file that the Emergency management Coordinator approved the plan.

Supervisor Barbone made a motion to adopt Resolution 2023-18 – Delaware County 2019 Hazard Vulnerability Assessment and Mitigation Plan Update. Vice Chair Murphy seconded the motion and it passed 2-0.

5. NEW BUSINESS

ACTION ITEMS

1. Zoning Hearing Board Update
 - a. 1 Hoffmans Mill Road – Brandywine Conservancy

The Brandywine Museum Courtyard and building suffered substantial damage because of recent flooding. The museum lost ground floor entrance access. To restore, rebuild, and renovate the courtyard area, minor variance relief is requested and necessary to provide for safe, improved, and ADA-accessible access to BCMA's facilities.

A variance is requested for the use of fill within the floodplain. The fill is used to improve grading at the entrance to improve ADA access to the Museum and Building. The specific section of relief is Chapter 135-96C.(1) Floodplain Conservation District.

The Board stated they do not wish Mr. Maddren to attend the hearing either in support or opposition. The Hearing will be held on July 20th at 7PM at the Township building.

OTHER DISCUSSION ITEMS

PUBLIC COMMENT Non-Agenda Items

Katharine King, Chadds Ford resident, discussed the requirement that Hank's Place enter into an agreement regarding parking with surrounding restaurants and that the owners are at an impasse. Mr. Maddren said he would contact the attorney representing the owners of Hank's Place for an update. Vice Chair Murphy thanked Mrs. King for her comments and stated that the Township has done a lot to assist the owners of Hank's Place since the flooding, including approving a food truck for an extended period of time. Vice Chair Murphy stated that the plan submitted for Hank's Place included a larger footprint and additional seating and these are the changes that made additional parking necessary. Vice Chair Murphy said that any

perceptions that the Township is not cooperating or interfering with the business or trying to delay it from moving forward are entirely false.

Mrs. King asked that the parking requirement be rescinded. Vice Chair Murphy replied that if the parking requirement is rescinded the owners of Hank's Place will no longer be able to move forward with their plans because they would then be in violation as the requirement is a condition for their conditional use approval. Vice Chair Murphy encouraged the owners of Hank's Place to speak with the Board of Supervisors regarding any concerns they may have. Supervisor Barbone said it is the duty of the Board to follow protocols in order to prevent injury or harm to anyone.

ADJOURNMENT

There being no further business or public comment, upon motion of Vice Chair Murphy, seconded by Supervisor Barbone and unanimous vote, the meeting was adjourned at 6:53PM.

Respectfully submitted,

Matthew Baumann
Township Manager