



**Chadds Ford Township
10 Ring Road, Chadds Ford, Delaware County, PA
Planning Commission Special Meeting
July 25, 2023**

MINUTES

A meeting of the Chadds Ford Township Planning Commission was called to order at 6:00 PM, by Vice Chair Hoxter. In attendance for the Planning Commission were Vice Chair Valerie Hoxter; Commissioners Timotha Trigg, Kathleen Goodier, and Tom Bradley; Erin Gross, Assistant Land Planner (Zoom); Mike Maddren, Planning Solicitor; Michael Schneider, Planning Engineer; Samantha Reiner, Planning Liaison Supervisor; Matt Baumann, Township Manager; and Emily Pisano, Assistant Township Manager. Not in attendance were Craig Huffman, Planning Commission Chair and Tom Comitta, Land Planner. There were three (3) members of the public in attendance with two (2) of them on Zoom. The Pledge of Allegiance was recited.

ANNOUNCEMENTS

PUBLIC COMMENT (Non-Agenda Items)

NEW BUSINESS

OLD BUSINESS

A. Subdivision and Land Development Ordinance Amendment Discussion

Commissioner Bradley asked if part of the purpose of SLDO is to preserve the character of Chadds Ford Township. Ms. Gross replied that preservation of character falls more under zoning than subdivision and land development. Mr. Maddren agreed with Ms. Gross and said he does not see the harm in adding language to address character preservation in SLDO. Mr. Schneider and Board of Supervisors Chair Reiner suggested adding language to point B under Purpose. Commissioner Trigg said section 135-3 in the Zoning Code protects community character. Mr. Maddren will provide Commissioner Trigg with the language.

Commissioner Bradley asked a question on the demolition process. Mr. Schneider replied that once a property is demolished through a demolition permit, the applicant can begin the subdivision/land development process.

The Planning Commission reviewed the SLDO document and discussed changes throughout the document. Changes included adding definitions for Sewer Authority Engineer, Sewer Authority, Sewer Enforcement Officer, and Planning Module, deletion of the defined terms Application for Development, Township Secretary, and Short Term Effects, change building, principal to building structure, and requiring developers to provide a survey.

PUBLIC COMMENT

Mike Badeau, Creek Road, asked about the SLDO process and how to view a copy of the document.

ADJOURNMENT

There being no further business or public comment the meeting was adjourned by Vice Chair Hoxter at 7:59PM.

Respectfully submitted,

Matthew Baumann
Township Manager