



**Chadds Ford Township  
10 Ring Road, Chadds Ford, Delaware County, PA  
Planning Commission Regular Meeting  
July 12, 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; Samantha Reiner, Planning Liaison Supervisor (Zoom); and Emily Pisano, Assistant Township Manager. Not in attendance were Mike Schneider, Planning Engineer and Matt Baumann, Township Manager. There were twelve (12) members of the public in attendance with three (3) of them on Zoom. The Pledge of Allegiance was recited.

**ANNOUNCEMENTS**

Chair Huffman made the following announcement:

- The Planning Commission will hold a special meeting on July 25<sup>th</sup> at 6PM at the Chadds Ford Township building. The meeting will be to discuss changes to the Subdivision Land Development Ordinance.
- Agenda item 5A 1540 Wilmington Pike – Preliminary/Final Land Development and Lot Consolidation was removed from the agenda per the request of the applicant.
- Commissioner Trigg asked all members of the Planning Commission to have SLDO comments ready for the July 25<sup>th</sup> special meeting.

**PUBLIC COMMENT (Non-Agenda Items)**

**APPROVAL OF MINUTES**

The minutes for the June 14, 2023 Planning Commission meeting were reviewed for approval.

*Chair Huffman made a motion to approve the minutes from the June 14, 2023 Planning Commission meeting. Commissioner Goodier seconded the motion and it passed 5-0.*

**NEW BUSINESS**

A. CC – Cultural Campus District Zoning Discussion

Grant DeCosta, Director of Community Services at the Brandywine Conservancy, presented and provided an overview of the proposed district. The purpose of the proposed

district is to provide for the special needs of educational, cultural, environmental, and institutional uses with extensive and variable facilities and public access requirements. The proposed district also looks to preserve the character of substantial green areas associated with or under common ownership with such uses. Lastly, the proposed district will promote the sensitive development of such uses within and adjacent to the Chadds Ford Village Historic District and the Baltimore Pike Overlay District in a manner that is consistent with the Comprehensive Plan for Chadds Ford Township and other relevant planning efforts, and which promotes the scenic, historical, architectural, cultural, and artistic heritage of the Township.

The current Zoning is R1 and LI for the Brandywine Campus. Potts Meadow will remain LI under the proposed district. The proposed district is intended to be a stand-alone base district and will not displace any applicable overlay districts nor other standards applicable Township-wide.

John Snook, Brandywine Consultant, discussed each section of the proposed district. The proposed district includes addition of public market as a use by Conditional Use, use of dwelling units for visitors/artists in residence, overflow parking, a definition of green area excluding impervious surface, and dark sky friendly lighting. For those buildings within the specified FEMA floodplain, the building height will begin where the flood height level ends.

Commissioner Goodier said an inventory of structures on the Brandywine Conservancy and Museum of Art (BCMA) campus would be helpful. Chair Huffman asked if a master plan will be provided. Commissioners Bradley and Trigg and Vice Chair Hoxter agreed that reviewing a master plan would be very helpful. Ginny Logan, Executive Director of BCMA, replied that a master plan is close to being finished.

Chair Huffman suggested that the definition of public market could be strengthened and edited to be similar to a farmers market. One of Chair Huffman's main concerns is the management of floodwater. Commissioner Trigg asked if accessory dwellings are by Right or Conditional Use and if restaurants are always accessory uses. Mr. Comitta suggested that shall, will, and should be checked throughout the document and that "blue light safety refuge spot" should be defined.

Chair Huffman thanked BCMA for their presentation and suggested that they return in front of the Planning Commission once the master plan is finished.

## **OLD BUSINESS**

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

Removed from the agenda.

### B. SLDO Update

SLDO will be discussed at the Planning Commission's special meeting on July 25<sup>th</sup>.

C. Zoning Update – Outdoor Dining

Vice Chair Hoxter summarized changes made to outdoor dining. Suggested change to the definitions is to add a definition for the term “outdoor dining space.” The proposed definition is “Any outdoor space adjoining a Restaurant without drive-through service where waitressed food service is provided.”

Suggested change to Article XXIV Off-street Parking and Loading is to change required parking for “Restaurant without drive-through service, cafeteria, tavern, or café” to “Two (2) for every 100 square feet of Gross Floor Area and Outdoor Dining Space, plus one (1) for each Employee.” Vice Chair Hoxter asked Mr. Maddren if it should read, “Two (2) for every 100 square feet of combined Gross Floor Area and Outdoor Dining Space...” Mr. Maddren said adding the word combined provided further clarification. Board of Supervisors Chair Reiner asked Vice Chair Hoxter if it is super loading the parking to provide parking for outdoor dining all year when outdoor dining only occurs for three to four (3 to 4) months of the year. Chair Huffman agreed. Other Planning Commissioners indicated their experience with outdoor dining is that it can occur for seven (7) to eight (8) months of the year, particularly when outdoor heaters are in use. Chair Reiner asked if someone could discuss occupancy load for any new restaurant with outdoor dining proposed with Fran to see if the occupancy load for outdoor dining is already regulated. Chair Reiner also suggested adding “shift with the greatest number of employees” “...after plus one (1) for each Employee.” Commissioner Trigg said this verbiage exists for assisted living facilities. Vice Chair Hoxter said she would speak with Fran.

Outdoor Dining will be back on the agenda in August.

**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

