

PLANNING COMMISSION 2023 ANNUAL REPORT

Planning Commission Members: Craig Huffman, Valerie Hoxter, Timotha Trigg, Kathleen Goodier, and Thomas Bradley.

Planning Commission Professionals/Administrators: Michael Maddren, Esq., Planning Commission Solicitor; Michael Schneider, PE, Township Engineer; Thomas Comitta, AICP, CNU-A, RLA, Township Land Planner; Erin Gross, ACIP, RLA, Township Land Planner; Samantha Reiner, Board of Supervisors Liaison; Matt Baumann, Township Manager; and Emily Pisano, Assistant Township Manager.

Election of Officers: Craig Huffman was elected as the Chair, Valerie Hoxter was elected as the Vice Chair, and Emily Pisano was appointed as Planning Commission Secretary for 2023.

Meetings: February 8, 2023; March 8, 2023; April 12, 2023; May 10, 2023; June 14, 2023; July 12, 2023; July 25, 2023; August 9, 2023; September 13, 2023; October 11, 2023; November 18, 2023; and December 13, 2023.

SUMMARY OF ACTION ITEMS & AGENDA ITEMS:

Zoning Map Amendments:

1540 & 1550 Wilmington Pike, VMDT Partnership, Zoning Map Amendment

PC Meetings: March 8, 2023 & April 12, 2023

- VMDT Partnership submitted an application for a Zoning Map Amendment of 1540 Wilmington Pike from its current B designation to B-1 to build an auto dealership.

This item was recommended for approval at the April 12, 2023, Planning Commission meeting.

Sketch Plans:

1386 Baltimore Pike, Chadds Ford One LLC, 2-Lot Subdivision Application

PC Meetings: June 14, 2023

- Chadds Ford One LLC, submitted a sketch plan to subdivide 1386 Baltimore Pike into two (2) single-family residential lots. The site is zoned in the R-2 Residential Zoning District.

No action was taken.

Conditional Use Applications:

1540 & 1550 Wilmington Pike, VMDT Partnership, Conditional Use Application

PC Meetings: March 8, 2023 & April 12, 2023

- VMDT Partnership applied for Conditional Use under Zoning Ordinance Section 135-52.C.(3) Sales and/or Service of motor vehicles for new automotive dealerships and service centers located at 1540 Wilmington Pike and 1546 & 1550 Wilmington Pike.

This item was recommended for approval with conditions at the April 12, 2023, Planning Commission meeting, and was subsequently approved with conditions at the December 6, 2023, Board of Supervisors meeting.

1281 Baltimore Pike, Celestyn Napolitan & Sandra Pietrusza, Conditional Use Application

PC Meetings: June 14, 2023 & September 13, 2023

- Celestyn Napolitan & Sandra Pietrusza applied for Conditional Use under Zoning Ordinance Section 135-144.6.A(2) & 135-144.6.B(3) for construction of a single-family residence located at 1281 Baltimore Pike.

This item was recommended for approval with conditions at the September 13, 2023 Planning Commission meeting, and was subsequently approved with conditions at the November 29, 2023, Board of Supervisors meeting.

4 Pheasant Lane, Hugh Donaghue, Conditional Use Application

PC Meeting: October 11, 2023

- Hugh Donaghue applied for Conditional use under Zoning Ordinance Section 135-144.6.B(3)(g) for installation of an in-ground swimming pool and decking/patio in areas of steep slope located a 4 Pheasant Lane.

This item was recommended for approval with conditions at the October 11, 2023 Planning Commission meeting, and was subsequently approved at the November 1, 2023 Board of Supervisors meeting.

Subdivision and Land Development Applications:

1540 & 1550 Wilmington Pike, VMDT Partnerships, Preliminary/Final Subdivision & Land Development Application

PC Meetings: September 13, 2023

- VMDT Partnerships submitted a Preliminary/Final Subdivision & Land Development application for the properties located at 1540 & 1550 Wilmington Pike. The applicant is seeking to consolidate folio 354-00 and folio 353-99 into one (1) lot for car sales and service and to construct two additional buildings.

This item was recommended for approval with conditions at the September 13, 2023, Planning Commission meeting and was subsequently approved with conditions at the December 6, 2023, Board of Supervisors meeting.

Ordinance Reviews & Recommendations:

Ordinance #173 Of 2023, Zoning Map Amendment

PC Meetings: June 14, 2023

- VMDT Partnership submitted an application for a Zoning Map Amendment of 1540 Wilmington Pike from its current B designation to B-1 to build an auto dealership.

This item was recommended for approval at the June 14, 2023, Planning Commission meeting, and was subsequently approved at the November 1, 2023, Board of Supervisors meeting.

Zoning Ordinance Amendments

PC Meetings: February 8, 2023, July 12, 2023, August 9, 2023, & September 13, 2023

- The Planning Commission discussed updates to the Township Zoning Ordinance throughout 2022. At the February 8th meeting the Planning Commission recommended for approval the Zoning Ordinance to the Board of Supervisors. The Planning Commission then discussed changes to Outdoor Dining. Discussions included changes to the definition of “outdoor dining,” the addition of a definition for “outdoor dining space,” changes to Article XXIV Off-Street Parking, continuation of outdoor dining falling under Conditional Use or requiring a variance for applicants who cannot provide a determined number of parking spaces, and creation of a definition for “valet parking.”

This item was recommended for approval at the September 13, 2023, Planning Commission meeting. This item is ongoing before the Board of Supervisors.

Subdivision and Land Development Amendments

PC Meetings: May 10, 2023, June 14, 2023, July 25, 2023, August 9, 2023, & September 13, 2023

- The Planning Commission discussed updates to the Township’s Subdivision and Land Development Ordinance. Discussions included definitions, financial security agreement, right-of-way requirements, and street trees.

This item was recommended for approval at the September 13, 2023, Planning Commission meeting. This item is ongoing before the Board of Supervisors.

CC-Cultural Campus District

PC Meetings: July 12, 2023, September 13, 2023, October 11, 2023, & November 8, 2023

- The Brandywine Conservancy and Museum of Art drafted the CC-Cultural Campus District, which would include their campus in Chadds Ford Township and property on both sides of Baltimore Pike.

This item was recommended for approval at the November 8, 2023, Planning Commission meeting. This item is ongoing before the Board of Supervisors.

Stormwater Management Ordinance

PC Meetings: November 8, 2023 & December 13, 2023

- The Planning Commission discussed updates to the Township’s Stormwater Management Ordinance based off the model provided by Delaware County. The updated Model Ordinance is designed to comply with the regulatory requirements of Pennsylvania Department of Environmental Protection’s (PA DEP) National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) program. Discussions included pet waste, definitions, riparian buffers, and if pools should be considered pervious or impervious.

This item is ongoing before the Planning Commission.

Miscellaneous Discussions/Action Items:

VRBO/Short-Term Rentals

PC Meetings: October 11, 2023 & November 8, 2023

- The Planning Commission discussed the pros and cons of regulating such activity in the Township and if there was a need to do so.

No action was taken by the Planning Commission.

Sewer Module Component 4a, 280 Ridge Road, Dambro Subdivision

PC Meeting: February 8, 2023

- The Dambro subdivision is a nine (9)-lot development. The Department of Environmental Protection requires a Sewage Facilities Planning Module, which requires approval by the Planning Commission, particularly component 4a.

This item was recommended for approval at the February 8, 2023, Planning Commission, and was subsequently approved at the February 8, 2023, Board of Supervisors and Planning Commission Joint meeting.

Sewer Module Component 4a, Wayne Megill, 1597 Baltimore Pike – Camp Property

PC Meeting: March 8, 2023

- 1597 Baltimore Pike is a 6.89 acres property containing a single-family home. The Department of Environmental Protection requires a Sewage Facilities Planning Module, which requires the Chair of the Planning Commission to sign component 4a upon approval by the Board of Supervisors.

The Planning Commission authorized their Chair to sign form 4a which was then to be completed by the Planning Commission and Township's Solicitor and Engineer and passed to the Board of Supervisors. This item was not approved by the Township.