

# Chester Heights Planning Commission

April 28, 2022

## Meeting Minutes

The meeting was opened at 7:00 PM at the clubhouse of the Valleybrook Condominium.

Mr. Chris Leiser  
Mr. Thayer Schroeder  
Mr. Mark Carroll  
Mrs. Melinda Kerry  
Mr. Dave Clarke

### Guests/Attendees

Mr. Rick Trailes  
Councilwoman Laura Lim  
Councilwoman Susan Clarke  
Mayor GinaMarie Ellis  
Tax Collector Maryann Furlong  
One unidentified resident

### Meeting Agenda

#### Darlington Tract

A presentation by National Lands Trust on the Darlington Tract.

Councilwoman Laura Lim gave a brief synopsis of the evolution of the 11 acres the Borough has purchased along Darlington Road. The Borough purchased the land using a DCNR grant. The Borough's intention is to create a park at this site. Another DCRN grant would pay for some (all?) of the improvements needed to create a viable park. Councilwoman Lim introduced Mr. Rick Trailes from Natural Lands Trust. Mr. Trailes gave a detailed description of the existing site.

The acreage is divided up into grassland/field area, forest and wetlands. The forested area of the parcel is varied. There are some good large trees, lots of ash trees that are/will be under attack by the ash boring beetle, and a lot of non-native vegetation. A hazard tree assessment should be done at some point.

Access to the site currently is limited to a parking lot at the adjacent Middletown Township Park. On/along the site there is a PennDOT bridge over the Chester Creek with pedestrian access. This bridge is not in the best of shape, however.

There is evidence of a large number of deer on the property. Measures will likely be needed to reduce this by some method (culling).

There are remnants of some old builds (possibly an old mill/mill race on the property. In Mr. Trailes opinion this is worth further investigation.

Next steps:

A more formal site analysis will be needed to delineate wetlands and improvement options. A Draft Plan would be created showing parking, crosswalks and trails. A conceptual location of a parking lot was presented in Mr. Trailes written and shown material.

Possible trails were presented: a connector trail along Darlington Rd to the Middletown Park, a raised trail through the wetland with a few small bridges over streams and a dry loop within the center of the property.

Phased implementation:

As discussed, the project could evolve in phases with Phase One being the parking lot, dry loop trail with a wetland extension and some benches. Phase Two could include the connector path with Phase Three being the PennDOT bridge (repair or rebuild.)

## Comprehensive Plan

The Planning Commission has started the task of updating our Comprehensive Plan. We gave Chapters 1-3 for review at our March meeting. The Plan was also sent to all Council members so they could funnel comments (of the same three chapters) to the Planning Commission at the same time we are reviewing it. We did not get any responses, so Councilwoman Clarke said she would contact the Council President and the Delaware County Planning Department for guidance in our review process.

## Minutes

Minutes from the March meeting were moved, seconded and approved. A motion to adjourn was made and seconded. The meeting was adjourned at 8:33PM.

Prepared by Chris Leiser