

**KENNETT TOWNSHIP  
PLANNING COMMISSION MINUTES**

**July 7, 2009**

**MEMBERS PRESENT:** J. Guthrie, B. Listerman, J. Haedrich, J. Przywitowski, B. Hewton, M. Sabo, C. Alonzo, W. Cooper and A. Verplanck

**SUPERVISORS PRESENT:** R. Hammaker, A. Falcoff and M. Elling

**CALL TO ORDER:** The minutes from the June 2, 2009 meeting were approved as distributed.

**ANNOUNCEMENTS:**

1. There will be a Work Session on July 14th at 7:00 p.m. The work session will be focused on the proposed Retirement Community 2 Zoning district.

**NEW BUSINESS**

**Zoning Ordinance Proposal for Retirement Community 2**

Jim Przywitowski presented the proposed Ordinance for Retirement Community 2 stating that the Planning Commission Chairman assigned team #1 the task of analyzing the proposal to implement new zoning within the Township to enable higher density within a specified zoning area subject to restrictions. He stated that the impetus for the proposed new zoning was a request from a partnership of the Luther Foundation and Kendal Crosslands to obtain a parcel within Kennett Township to implement an age-restricted and income-restricted development. The development would be funded by grants from the Federal Housing and Urban Development (HUD) Department. The subcommittee will pursue an active schedule in recognition of the funding proposal requirements to meet grant application deadlines. Bob Listerman stated that the subcommittee took a tour of the Luther House in Jennersville to see the layout of the four existing apartment buildings. The subcommittee was impressed with the layout and the quality of the facility. John Haedrich presented the proposed Ordinance Language to the Planning Commission and the audience and gave background on the process the team used in developing this draft language. The Commission will discuss the Ordinance at the July Work Session and at the August Planning Commission meeting. Matt Sabo suggested that the PC publicize this proposed Ordinance change to begin to engage the community. He also encouraged the Luther Foundation to familiarize area residents with their plans and thinking for this facility.

**SUBDIVISIONS AND LAND DEVELOPMENTS**

**Greenwood Mushrooms - Land Development - Preliminary**

SA District	Acres 23.8	Tax Parcel No. 62-4-258 & 62-4-261.1
Hillcrest Engineers		Drawing Date: 11/5/2008
Location: Norway Rd		No. of Lots: 0
90 Day Clock Starts: 12/2/2008		New Clock Expires: 8/31/2009

Jim Przywitowski stated that the applicant is waiting for Chester Water Authority to review the proposal with engineering plans for the crossing. All action was deferred.

**Kennett Business Park – Final - LD**

LI District Acres: Tax Parcel No. 62-  
Advanced Geo Services Drawing Dated:  
Location: Mill Road No. of Lots: 0  
90-Day Clock Starts: 1/4/05 Expires: 8/31/2009

Matt Sabo gave an update on the proposal stating that the applicant needs to address outstanding issues from URS letter. All action was deferred.

**Hionis Property – Land Development – Final**

C District Acres: 1.99 Tax Parcel No. 62-5-38  
E.B. Walsh Associates Drawing Dated: 6/22/2006  
Location: Route 52 No. of Lots: 0  
90-Day Clock Starts: 1/4/05 Expires: 8/31/2009

Chris Alonzo presented this proposal to build a family style restaurant located on Route 52 at Mendenhall. He stated that the applicant received a review letter from Anne Walters with no outstanding issues. Chris Alonzo stated that the Commission will defer action until the August meeting to give the residents time to review the landscape plan. All action was deferred.

**Shepherd Property – Conditional Use – Article XVII**

Bill Hewton presented this proposal to create 12 lots including one lot with historic interest under Open Space Design Option Article XVII and including the existing house with David & Vivian Shepherd, applicant, Chris Burkett, Gilmore Associates and Mark Padulla of Register Associates all present. He stated that review letters were received from Gilmore Associates and Brandywine Conservancy with comments and proposed conditions.

**Bill Hewton moved to recommend the Shepherd Property Conditional Use Application for approval by the Board of Supervisors with the following conditions from Gilmore Associates letter dated July 2, 2009. 1)The preliminary plan when submitted will not show more than 12 residential lots; 2) The applicant will revise the “Open Space Configuration and Use Standards” table and the “Area and Bulk Regulation Calculations” as shown on the “Title Plan Sheet” 1 of 7 to the actual and calculated numbers; 3) The Traffic Study as submitted is adequate. The applicant shall revise the Traffic Study to amend minor engineering comments and submit the revised study with the first preliminary submission; 4) The applicant shall revise the lot and lot lines as required to eliminate the wetland and**



Bill Hewton presented this proposal to construct a 2 bay carwash located on Millers Hill. He stated that the applicant is revising the plans to address outstanding issues URS, Gilmore Associates and Anne Walters. All action was deferred.

### **Rostocki/Holliday Farms Property – LLC – Final**

Anne Verplanck presented this proposal to create one new lot consisting of 2.5 acres with Jamie Rostocki present. She stated that the subcommittee had a site walk and discussed the entrance drive, aspect ratio and barn ruins. Jamie Rostocki discussed the issues and stated that the potential buyer has agreed to have a joint entrance and then separate driveways, one lot would include the ruins from the barns and the aspect ratio S5073. It was noted that the applicant is required by Ordinance to notify all property owners via certified mail informing them of the application and post a yellow sign per the ordinance requirements. All action was deferred.

### **Kendal Property – Conditional Use**

Jim Przywitowski presented a plan for the proposed conditional use application for expansion of the campus with 48 units with Rich Lysle and Tim Cassidy both present. Gilmore Associates issued a review letter dated July 2, 2009. Tim Cassidy gave an update on the emergency access presenting two choices for the access. Cassidy also discussed the building separation of the new construction, indicating that the minimum separation in their proposed plan was 15 feet. Considerable discussion occurred regarding some of the proposed conditions from the Township Engineer's letter of July 2. Jim Przywitowski noted that he was including the Township Engineer's recommended conditions as they were suggested since the Commission last month was unwilling to accept a motion to grant approval without the Township Engineers final letter. Related to the July 2 Township Engineer letter, the Commission asked if these were necessarily related to the conditional use, or were they more applicable to land development phases. We also discussed the need to indicate during Conditional Use the responsibility of the Applicant to participate in the funding of any improvement to the traffic signals at the intersection; the Applicant verbally indicated their understanding that they would pay their fair share of the costs.

Based on the discussion, **Jim Przywitowski moved to recommend approval of the Conditional Use Application to the Board of Supervisors with the following conditions: 1) The applicant will perform a traffic analysis study as part of the land development process; 2) The Township grants the waiver request for relief from Ordinance Section 518.B (6) regarding landscape islands in parking areas; 3) The Township grant the request for waivers from the SALDO sections 505.G, 518B (3) and 518.B (10) related to curbing along driveways and parking areas and parking, and Section 2004.A of the Zoning ordinance for curbing along the parking area; 4) All sidewalks are ADA compliant; 5) The Applicant will provide secondary means of access that is acceptable to the Township upon recommendation from the Fire Marshal; and, 6) The Commission supports a variance or zoning interpretation from the Zoning Hearing Board to support the building separation of 15' which is less than the separation defined in Zoning Ordinance Section 1503.A (3) (b), or that other means of relief be provided to the satisfaction of the Board of Supervisors.**

**This issue would not hold up the Conditional Use approval and must be addressed prior to Land Development approval. Anne Verplanck seconded the motion and it carried with all in favor.**

**Adjournment:** The meeting adjourned at 9:03 p.m.

Respectfully submitted,

Lisa M. Moore  
Secretary-Planning Commission