

**KENNETT TOWNSHIP  
PLANNING COMMISSION MINUTES**

**September 1, 2009**

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

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

**CALL TO ORDER:** The minutes from the August 4, 2009 meeting were approved as distributed.

**ANNOUNCEMENTS:**

1. A work session is scheduled for September 8<sup>th</sup> to discuss retirement communities and Carol Stauffer of the Chester County Planning Commission and Bob Adams will both attend the October 13th work session to discuss the Conditional Use process.
2. Bill Hewton announced that the Deer Management meeting will be held on September 9<sup>th</sup> at 7:30 p.m. at the Red Clay Room.
3. John Haedrich stated that the Kennett Pike Bikeway project planning report has been finalized and are pursuing a program with available monies.

**NEW BUSINESS**

**Zoning Ordinance Proposal for Retirement Community 2**

John Haedrich presented the proposed Ordinance for "Retirement Community 2" stating that the subcommittee has been working on revisions to the proposed ordinance such as separation distance and a financial subdivision. He stated that Bob Adams, Solicitor and Chet McCabe, Zoning Officer both submitted review comments and are still waiting for a review letter from the Chester County Planning Commission. John Haedrich stated that the Chandler tract may be a viable area for this use. This will be discussed further at the September 8<sup>th</sup> work session.

**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: 11/30/09

Jim Przywitowski stated that the applicant is working out issues with Chester Water Authority. Richard Stat questioned the easement from Chester Water Authority for over flow runoff. He questioned the mechanical noise that may occur from the mushroom equipment. Randy Bishop expressed concerns with the water runoff into the stream. Chris Colarick expressed concerns with the existing noise from mushroom farms. 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: 9/29/08  
Location: Route 52      No. of Lots: 0  
90-Day Clock Starts: 1/4/05      Expires: 10/30/09

Chris Alonzo presented this proposal to build a family style restaurant located on Route 52 at Mendenhall. All approvals have been received from the consultants. **Chris Alonzo moved to recommend final approval to the Board of Supervisors with the following conditions: 1) Provide a fully executed agreement with East Penn Railroad Inc. and 2) Provide a conservation approval letter. Matt Sabo seconded the motion and it carried with all in favor.**

#### **Delduco Property – Land Development – Preliminary**

C District      Acres: .559      Tax Parcel No. 62-4-13  
Concord Land Planners      Drawing Dated: 2/16/09  
Location: Millers Hill      No. of Lots: 0  
90 Day Clock Starts: 6/3/2008      New Clock Expires: 10/31/09

Bill Hewton presented this proposal to construct a 2 bay carwash located on Millers Hill. He stated that review letters have been issued from Gilmore Associates and Anne Walters with outstanding issues. The applicant is waiting for a review letter from URS. All action was deferred.

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

R-2 District      Acres: 7.71      Tax Parcel No. 62-4-156  
Green Stone Engineering      Drawing Dated: 6/15/09  
Location: Sills Mill Road      No. of Lots: 1  
90 Day Clock Starts: 7/7/2008      New Clock Expires: 10/1/09

Jim Guthrie presented this proposal to create two lots on acres with one new lot consisting of 2.5 acres and the other lot consisting of acres using a shared driveway with Mr. & Mrs. Rostocki present. Revised plans have been submitted and reviews will be submitted this week. All action was deferred.

**Land Trust/Marshall Mill House**

Chris Alonzo presented a concept plan to convert the historic Marshall Mill House into the Land Trust office building, located on Creek Road. The subcommittee held a site walk on August 31<sup>st</sup>. Ed Foley requested that the Planning Commission visit another Land Preservation site with the applicant. John Haedrich discussed the Covenants and Restrictions, which reference baseline documentations and asked to review the documentation. Jim Guthrie asked for a copy of the architectural review of the Marshall Mill house. The residents that adjoin the property submitted a letter opposing to any change to the property including the Land Trust offices being placed in the house.

**Ham Property – Subdivision – Sketch**

Bill Hewton presented this proposal to create three lots on 35 acres located on Burnt Mill Road. He stated that there are major issues such as disturbance of the woodlands and steep slopes. Dan Lutz, Engineer, explained the proposal, which consists of an existing house and guesthouse with Class I Woodlands and Class I Forest Interior Habitat. Catherine Schutt asked the setback of the house from their property line and expressed concern with the traffic safety of Burnt Mill Road. Allan Falcoff raised the concern that there are more than 3 houses on a driveway. Jim Guthrie requested that the applicant have the Township Engineer review the sketch plan at their expense to determine the viability of the plan at an early stage. A site walk will be scheduled with the applicant.

**Chandler Mill Family Farm Property – Subdivision – Sketch**

John Haedrich presented this proposal to create a financial subdivision of the property, which contains an existing mushroom facility located on W. South Street consisting of 22 acres. The applicant wants to create two lots on the 22 acres so that one lot is located entirely in the Borough of Kennett Square and the other lot is in Kennett Township and is proposing no new construction. The subcommittee will contact the applicant and discuss the proposal.

**Adjournment:** The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Lisa M. Moore  
Secretary-Planning Commission

