

**KENNETT TOWNSHIP
PLANNING COMMISSION MINUTES**

October 6, 2009

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

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

CALL TO ORDER: The minutes from the September 1, 2009 meeting were approved as distributed.

ANNOUNCEMENTS:

1. A work session is scheduled for October 13th to discuss the Conditional Use Process with Carol Stauffer of the Chester County Planning Commission.
2. John Haedrich stated that the Kennett Pike Bikeway project will be presenting a new scope project with the final design with the new available funds.

NEW BUSINESS

Zoning Ordinance Proposal for Retirement Community 2

John Haedrich presented the proposed Ordinance for “Retirement Community 2” Independent Senior Living and stated that the proposal is similar to the Congregate Care Overlay District, which, exists, in the current Zoning Ordinance. He presented a letter that would need to be sent to HUD from the Township in support of the project including the Ordinance language and a map of the proposed affected areas. The Planning Commission will discuss the Ordinance language at their Work Session. The subcommittee will meet with the Board of Supervisors to discuss the letter of support. Mr. Falcoff stated that the Supervisors are in the opinion as well as the Zoning Officer that the project should not be rezoned but done via a zoning variance. The consensus of the Commission was that the draft letter would be submitted to the Supervisors for review and a final letter will be completed.

Ordinance No. 184 Special Events

Jim Guthrie presented this Ordinance proposed by the Supervisors to enact a permitting process for Special Events with a fee schedule established. He stated that a number of people for events should be established as to when a permit is required. There were many concerns with the language in the Ordinance. The Commission will discuss the Ordinance at their Work Session and postpone recommendation.

Ordinance No. 185 Soliciting Revision

Jim Przywitowski moved to recommend to the Board of Supervisors Ordinance No. 185 for adoption as presented. Anne Verplanck seconded the motion and it carried with all in favor.

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

Barry Stengel presented this proposal to expand the mushroom facility located on Norway Road. He discussed the needed easement from Chester Water Authority for the drainage crossing. The applicant has decided to run the drainage pipe across the property to Norway Road to avoid the need for an easement. The applicant will submit revised plans for review. Richard Stat asked questions regarding the drainage and the discharge point. Randy Bishop, resident, presented photographs of water runoff during heavy rains and stated that the water issue needs to be controlled not increased. Gilmore Associates will look at the proposal for stormwater drainage and report to the Planning Commission. Richard Stat raised concerns with possible noise from the new facility and Chris Marson replied that they will place the cooling equipment between the structures so as to control the noise on the site. All action was deferred.

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: 1/31/10

Bill Hewton presented this proposal to construct a 2 bay carwash located on Millers Hill. He stated that the Commission is waiting for revised plans addressing issues from Gilmore Associates, Anne Walters and 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: 11/30/09

Anne Verplanck presented this proposal to create two lots on 7.71 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. The applicant has also provided a sketch plan to show a 3rd lot in the future. Revised plans have been submitted and will be reviewed by Gilmore Associates. All action was deferred.

Land Trust/Marshall Mill House

Bob Hammaker stated that the Zoning Officer and Township Solicitor have advised the Board of Supervisors that this application should be a zoning variance not a conditional use. Bob Listerman presented this proposal to convert the historic Marshall Mill House into the Land Trust office building, located on Creek Road. He stated that a site walk occurred and the subcommittee visited the Brandywine Valley Association offices to discuss the procedure they followed to have their facilities in a historic home. Jim Guthrie read a letter from the Historic Commission asking to have input on the project. John Haedrich stated that he read the baseline, which is

referenced in the covenants and restrictions and it states that the house is of minimal value and that the intention of the owner is to remove the house and make the area parking and natural lands. Jim Guthrie pointed out that subsequently to the covenant the structure was determined to have historic value. He questioned the trail network, placement of them and what impact they will have on the area.

Ham Property – Subdivision – Sketch

Matt Sabo presented this proposal to create three lots on 34 acres located on Burnt Mill Road. He stated that a site walk was held and he noted that the property is heavily wooded in the Class I woodlands and steep slopes. The applicant stated that they would like to present this project as a minor subdivision, which the Commission will explore. Matt Sabo stated that the proposal will need a variance for steep slope disturbance. Jim Guthrie stated that the applicant would need to create a private road vs. a private driveway since there is the potential to create more than three (3) lots on the property unless they deed restricted the remainder of the property.

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. John Haedrich stated that the subcommittee met with the owner and held a site walk. The applicant will be advised to follow the procedures for a Minor Final Subdivision.

Doug Paul Property – LLC – Final

Jim Guthrie stated that a minor final lot line change was submitted for consideration. All action was deferred.

Adjournment: The meeting adjourned at 9:17 p.m.

Respectfully submitted,

Lisa M. Moore
Secretary-Planning Commission

