

**KENNETT TOWNSHIP  
PLANNING COMMISSION MINUTES**

**November 10, 2009**

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

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

**CALL TO ORDER:** The minutes from the October 6, 2009 meeting were approved as distributed.

**ANNOUNCEMENTS:**

1. There will not be a work session for the month of November.

**NEW BUSINESS**

**Area transportation Report**

Bob Listerman gave an area transportation report as follows: I-95 needs to be rebuilt through Philadelphia.\$9 Billion and there is no money for other projects, and new projects\* are not being accepted, until funding for I-95 is solved. One determinant is the tolling of I-80. As of today's meeting it has not been approved. \* Transportation Infrastructure Planning is not taking on any new projects. Improvements for Route 1 is on TIP's list but now stands to start in 2016. When the project does move to a final design & known start date, PennDOT will come knocking on the doors of all municipalities to plan mitigating impact strategies. It may include infrastructure improvements inside the township to handle detoured traffic. Scoot: We are competing with Delaware, Bucks, & Montgomery Counties for services. Some misc. projects underway: 202, Coatsville R-5, new signalization in Exton. RR: Regional Railroad HQ in Kennett Square, 110 miles of track of which 60 miles are in Chester County.

**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 stated that the applicant may pursue an Ordinance change next year and the subcommittee met with Chester County Planning Commission to discuss Zoning language change.

**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

No one was present representing the applicant. 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. No one was present representing the applicant. All action was deferred.

**Rostocki/Holliday Farms Property – Subdivision – Final**

R-2 District                      Acres: 7.71      Tax Parcel No. 62-4-156  
Green Stone Engineering                                      Drawing Dated: 6/15/09  
Location: Millers Hill                                      No. of Lots: 1  
90 Day Clock Starts: 7/7/2008                                      New Clock Expires: 11/30/09

Anne Verplanck presented this proposal to create three lots on 7.71 acres with Mr. & Mrs. Rostocki present. **Anne Verplanck moved to recommend the Final Subdivision Plans to the Board of Supervisors for approval with the recommended waivers as stated in Gilmore Associates letter dated 11/5/09. Chris Alonzo seconded the motion and it carried with all in favor.**

**Land Trust/Marshall Mill House**

Chris Alonzo stated that the Land Trust is not pursuing the current proposal and they are reassessing options for the Marshall Mill House.

**Doug Paul Property – LLC – Final**

**Bill Hewton moved to recommend the Final Lot Line Change plans to the Board of Supervisors for approval. Anne Verplanck seconded the motion and it carried with all in favor.**

**Adjournment:** The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Megan L. Hanby  
Secretary Pro-Tem

