

**KENNETT TOWNSHIP
PLANNING COMMISSION MINUTES**

February 2, 2010

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

CALL TO ORDER: The minutes from the January 5, 2010 meeting were approved as distributed.

NEW BUSINESS:

Criteria of Land Development

Jim Przywitowski discussed the Hamorton Church relocation which the Zoning Officer determined does not need a Land Development Plan. The Commission does not agree with the Zoning Officer's determination and they will request criteria that determine when a land development plan or a building permit is required.

Size of the Planning Commission

The Commission discussed the need to keep the size of the Planning Commission nine members.

ANNOUNCEMENTS:

1. A work session will be held on February 9, 2010 at 7:00 p.m. to discuss Comp Plan.

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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: 4/30/2010

No one was present representing the applicant. Jim Przywitowski stated that Barry Stengel is meeting with Mr. Bishop regarding easements and stormwater. 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: 4/30/10

No one was present representing the applicant. Bill Hewton stated that the applicant is revising the plans based on the review letters from the Consultants. All action was deferred.

Kendal Property – Land Development – Preliminary

R-4 District Acres: 115.68 Tax Parcel No. 62-3-3, 4, 5, 5.1, 62-2-6, 6.1, 7, 8, 62-2-14
Bernardon Haber Holloway Drawing Dated: 11/30/09
Location: Route 1 & Kendal Drive No. of Lots: 48
90 Day Clock Starts: 12/1/09 New Clock Expires: 3/1/10

Tim Cassidy, architect, presented this proposal to create 48 cottages and the existing house will be demolished. He reviewed all outstanding issues from the consultants review letters including Anne Walters and Gilmore Associates. Bob Johnston, Anne Walters and Chet McCabe will discuss the landscaping requirements and specific issues from Kendal. There was discussion regarding the traffic signal at Kendal and Gilmore Associates and the applicants traffic engineer will discuss. A site walk was held. All action was deferred.

D’Agostino Property – Subdivision – Final

R-4 District Acres: 9.33 Tax Parcel No. 62-3-124, 129, 129.1 & 129.2
EB Walsh Associates Drawing Dated: 11/30/09
Location: Union Street No. of Lots: 24
90 Day Clock Starts: 3/14/2006 New Clock Expires: 3/31/10

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

Mullen Property – Subdivision – Preliminary

R-4 District Acres: 1.8 Tax Parcel No. 62-3-59
Regester Associates Drawing Dated: 11/30/09
Location: Mill & Pemberton Roads No. of Lots: 3
90 Day Clock Starts: 12/1/09 New Clock Expires: 3/1/10

Anne Verplanck presented this proposal to create three lots containing a single family house and a twin unit at the corner of Mill and Pemberton Roads with Jim Fritsch, Regester Associates, present representing the applicant. Jim Fritsch stated that a variance needed. Anne Verplanck suggested that the townhouses be a cluster of four (4) instead of a set of twins and a single family house to preserve more open space on the lot if a variance is considered. Jim Guthrie requested that the Environmental Advisory Commission and Gilmore Associates determine the impact on the Red Clay. A road occupancy permit will be issued at time of building permit. They will discuss the need for curbs, sidewalk and trails since the Borough is close. The Commission suggested that Albert McCarthy discuss pedestrian traffic. The applicant will discuss stormwater controls with Bob Johnston. All action was deferred.

Speakman Property – Conditional Use – Sketch

John Mezzanotte, attorney for the applicant, presented an overview of the proposal to create 17 lots on 63.8 acres. A memo will be sent to the Fire Marshal and ask him to review the plans including any information for the pipe line. A neighbor expressed concerns with the stormwater and asked for a copy of the stormwater management plan.

Whiteside/Hansen Property – Subdivision – Sketch

Wendy Cooper presented this sketch plan to create 3 lots on 54+ acres. Lot 1 would contain 15 acres and the existing house, lot 2 would contain a new house and 20 acres and lot 3 would contain the remainder of the property. The Commission suggested that the applicant speak to the Zoning Officer to determine if the applicant can proceed to final plan approval.

Case Property – Subdivision – Sketch

Chris Case presented this proposal to create 2 or 3 lots. A site walk will be scheduled.

Kennett Business Park – Land Development – Final

Matt Sabo stated that final plans have been reviewed and the applicant will revise regulations for the NPDES Permit. All action was deferred.

Retirement Community II Ordinance Revisions

John Haedrich discussed the Retirement Community II Ordinance and discussed the need for Conditional Use to permit this use in R4. The subcommittee will revise the proposed Ordinance and present to the Commission and advertise to the public.

Adjournment: The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Megan Hanby
Secretary-Pro-Tem

