

KENNETT TOWNSHIP PLANNING COMMISSION MINUTES

April 6, 2010

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

CALL TO ORDER: The minutes from the March 2, 2010 public meeting were approved as distributed.

ANNOUNCEMENTS:

1. Jim Guthrie stated that a Work Session will be held on April 13th at 7:00 p.m to discuss the Retirement Community II Ordinance and the Land Preservation Board.
2. John Haedrich stated that the Route 52 Bikeway/Brandywine Scenic Byway projects have applied for a grant of \$200k.
3. Matt Sabo discussed the planting project of 15k lilies at intersection of McFarlan road and Old Baltimore Pike. He stated that the Poppiti family has devoted a lot of time to the project and volunteers are still needed.

OLD BUSINESS:

1. Jim Przywitowski stated that Chet McCabe, Zoning Officer, issued a memo to the Planning Commission regarding the decision for the Hamorton Methodist Church. John Haedrich stated that there may be a need for a sidewalk, parking and increase in square footage. It was agreed that Lisa Moore will invite Chet McCabe to the work session to discuss.
2. John Haedrich discussed the Bayard Taylor Library's request to withdraw their plans. He stated that the Township should inform the Library of all the preliminary work regarding access. Lisa Moore and John Haedrich will create a letter to the Library for their records.

SUBDIVISIONS AND LAND DEVELOPMENTS

Speakman Property - Conditional Use

John Mezzanote, attorney for the applicant, stated that they received a review letter from Bob Johnston, Township Engineer, with open issues. He stated that they will revise the plans and resubmit to the Township Engineer. The Supervisor stated that they will hold the hearing as scheduled and continue. All action was deferred.

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: 7/30/2010

Jim Przywitowski presented this proposal to construct mushroom doubles on 23.8 acres with an existing mushroom facility on Norway Road. He stated that the applicant is meeting with the adjoining neighbor

on April 7th to pursue the possibility of an easement. A flood study has been completed of his driveway culvert that they will review with him and include in their next submission to the Township. An extension letter was submitted. All action was deferred.

Delduco Property – Land Development – Preliminary

C District Acres: .559 Tax Parcel No. 62-4-13
Concord Land Planners Drawing Dated: 10/21/09
Location: Millers Hill No. of Lots: 0
90 Day Clock Starts: 6/3/2008 New Clock Expires: 6/30/10

Bill Hewton presented this proposal to construct a car wash on .559 acres located on Millers Hill. He stated that reviews have been received from the consultants and the applicant has been urged to work to revise the plans as quickly as possible. The applicant and the Township Engineer discussed the outstanding issues. The applicant is disputing consultant’s invoices and Bill Hewton explained to him that the outstanding invoices must be paid prior to recommendation for approval to the Board of Supervisors. The applicant needs to apply for a Highway Occupancy Permit from PennDOT after Preliminary approval. **Bill Hewton moved to deny the plan unless an extension is received by April 9, 2010 at Noon because he has not met the requirements of the URS dated 1/22, Gilmore letter dated 1/25 and Anne Walters letter dated 1/19. Chris Alonzo seconded the motion and it carried with all in favor.**

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: 5/17/10

John Haedrich presented this proposal to create 48 cottages on 115.68 acres located on Kendal Drive. He stated that the applicant is revising the plans and working on stormwater issues. 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: 8/17/10

All action was deferred. It was noted a request for extension had been received.

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: 6/1/10

Anne Verplanck presented this proposal to create 3 lots on 1.8 acres located on Mill Road. She stated that the outstanding issues are sidewalks, curbs and landscaping. Jim Fritsch, engineer for applicant, discussed the suggestion for curbs, which is being recommended by the Township Engineer along with sidewalks. The applicant has agreed to install concrete sidewalks per the recommendation of the Township Engineer along Mill Road. The Planning Commission requests that the applicant install curbing

Commission requests that the applicant install curbing and Jim Fritsch agreed. **Anne Verplanck moved to recommend Preliminary Plan approval to the Board of Supervisors with the condition that the curbs and sidewalks are included on the plan and all open issues are address in Gilmore letter dated 4/1, Anne Walters letter dated 3/24 and URS letter dated 3/11. Wendy Cooper seconded the motion and it carried with all in favor.**

Kennett Business Park – Final – Land Development

LI District Acres: 18.99 Tax Parcel No. 62-3-81
Advanced Geo Services Drawing Dated: 2/19/10
Location: Mill Road No. of Lots: 0
90-Day Clock Starts: 1/4/05 Expires: 11/30/10

Matt Sabo presented this proposal to construct an office building on 18.99 acres located on Mill Road with Chris Reyburn of Advanced Geo Services representing the applicant. He stated that the Township Engineer issued a letter dated 4/1 with minor outstanding issues and the applicant is waiting for letters from URS and Anne Walters. Bob Johnston stated that the only change to the plan was Best Management Practices, which was required to be added to the plan per DEP. All action was deferred.

Kaolin Mushroom Farms/Chandler Mill – Final – Financial Subdivision

SA District Acres: 14 Tax Parcel No. 62-3-83
Advanced Geo Services Drawing Dated: 6/19/09
Location: South Street No. of Lots: 0
90-Day Clock Starts: 3/1/10 Expires: 6/1/10

Bob Johnston, Township Engineer, stated that he and the applicant’s engineer, Chris Reyburn are discussing the waiver issues. All action was deferred.

Rostocki Property – Subdivision – Final

R-2 District Acres: 7.71 Tax Parcel No. 62-4-156
Green Stone Engineering
Location: Sills Mill Road No. of Lots: 1
90 Day Clock Starts: 4/7/10 New Clock Expires: 7/5/10

Jamie Rostocki discussed subdividing the property to create a third lot and stated that he will submit a Final Minor Plan. He discussed the location for the proposed 3rd lot and that approximately 50 s.f. of the riparian buffer would need to be disturbed for the driveway. Jamie Rostocki stated that the site distance is very good at the proposed location and the proposed lot meets all requirements for the Zoning Ordinance. All action was deferred until the plans are submitted for review.

ADJOURNED: The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Lisa M. Moore
Secretary to the Planning Commission

