

**KENNETT TOWNSHIP  
PLANNING COMMISSION MINUTES**

**May 4, 2010**

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

**CALL TO ORDER:** The minutes from the April 6, 2010 public meeting were approved as distributed.

**ANNOUNCEMENTS:**

1. Jim Guthrie stated that a Work Session will be held on May 11th at 7:00 p.m to discuss the Historic update to the Comprehensive Plan.
2. Jim Guthrie stated that there was an article in the Philadelphia Inquirer regarding the Chandler Mill Bridge.

**SUBDIVISIONS AND LAND DEVELOPMENTS**

**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 the applicant met with the Township consultants and resolved the issues with the outstanding invoices. Revised plans will be submitted. 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

Matt Long of Hillcrest Associates, represented the applicant and stated that they have come to an agreement with an adjoining neighbor, Randy Bishop, to permit a storm water easement. 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: 5/17/10

No one was present representing the applicant. An extension letter was submitted. All action was deferred.



Jim Guthrie presented this proposal with Mr. & Mrs. Hansen present. The applicant submitted the plans for review to subdivide the property into 3 lots. The applicant received a waiver from the Board of Supervisors to submit as a Final Plan. All action was deferred.

**Case Property – Subdivision – Sketch**

Chris Case was present discussing subdividing his families property into two lots. The issue is that the property is under Act 319 so they cannot subdivide off a small lot without tax penalty. The applicant will discuss his options with an attorney and the Township will discuss a previous case, the Harvey property.

**Speakman Property – Conditional Use**

John Mezzanote, attorney for the applicant, and the Engineer for the applicant, presented this proposal for Conditional Use approval for 13 lots located on Old Kennett Road and Burnt Mill Road. Jim Guthrie reviewed Gilmore Associates letter dated 4/30/2010 with conditions. Catherine Schutt, resident, questioned the status of crossing the pipeline. The applicant’s engineer stated that they are working on a solution with the water company. Kathy Shattuck, resident, questioned the placement of houses near the pipeline and the engineer stated that the water company does not control anything other than the water easement. Dini DuPont, resident, questioned what will happen to the deer population in the area. Catherine Schutt expressed concern with the possibility of the Ham property construction across the street from the Speakman property. Chip Schutt discussed the traffic along Burnt Mill Road. The Planning Commission reviewed previous discussions concerning the advisability of permitting the applicant to take advantage of flexibility built into the Zoning Ordinance to alter the separation between clusters. The preservation of a class I woodland and interior forest habitat justifies the use of this permitted flexibility. Planning Commission continues to recommend the adjusted separation distances, 1704.C(9). **Jim Guthrie moved to recommend approval of the Conditional Use application for the Speakman property to the Board of Supervisors with the following conditions: 1) The applicant request a waiver from the Board of Supervisors of Section 1704.C(9) for the cluster unit separation, and; 2) The applicant must follow the Conceptual Open Space Management Plan to preserve the Class I Woodland and Forest Interior Habitat. Anne Verplanck seconded the motion and it carried with all in favor.**

**ADJOURNED:** The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Lisa M. Moore  
Secretary to the Planning Commission