

**KENNETT TOWNSHIP
PLANNING COMMISSION MINUTES**

June 1, 2010

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

CALL TO ORDER: The minutes from the May 4, 2010 public meeting were approved as distributed.

ANNOUNCEMENTS:

1. Jim Guthrie stated that a Work Session will be held on July 8th at 7:00 p.m to discuss the Historic update to the Comprehensive Plan.
2. Jim Guthrie stated the Historic Commission held a successful Civil War Program on May 29, 2010.
3. Speakman Conditional Use Hearing will be held on June 16, 2010 at 1:00 p.m.

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: 7/30/2010

Jim Przywitowski stated that the applicant is working on revised plans. Randy Bishop, neighbor, stated that he received revised plans and is almost satisfied. 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: 7/30/10

Bill Hewton presented this proposal to construct a car wash on 0.559 acres located on Millers Hill with Dennis Delduco present. Reviews from Gilmore, URS and Anne Walters recommended approval. **Bill Hewton moved to recommend the Preliminary plan for approval to the Board of Supervisors with the condition that those issues be addressed in Rettew Associates (Kennett Borough Engineer) letter dated 5/28/2010. Matt Sabo 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: 8/16/10

Shepherd Property - Subdivision - Preliminary

R-2 District Acres: 23.369 Tax Parcel No. 62- 6-30
Regester Associates Drawing Dated: 4/14/2010
Location: Kaolin Road No. of Lots: 13
90-Day Clock Starts: 4/6/2010 Expires: 8/1/2010

Bill Hewton presented this proposal to create 13 lots on 23.369 acres located on Kaolin Road with David & Vivian Shepherd both present. He stated that a Conditional Use was granted by the Board of Supervisors on September 21, 2009. A Preliminary Plan dated April 14, 2010 was submitted and d Chester County Planning Commission, Anne Walters and Gilmore Associates have provided reviews containing outstanding issues. Bill Hewton stated that the review by Gilmore Associates was overly extensive and the applicant and their engineer should meet with Gilmore Associates to discuss the review length and cost. All action was deferred.

Hansen Property - Subdivision - Final

R-2 District Acres: 54 Tax Parcel No. 62-2-240
D.L. Howell Associates Plans Dated: 4/21/2010
Location: McFarlan & Hillendale Road No. of Lots: 3
90 Day Clock Starts: 5/4/2010 New Clock Expires: 8/1/2010

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 and allow future subdivision. The applicant was advised that they need to post a yellow sign notifying of the subdivision. Bob Johnston stated that the applicant has requested additional waivers for the Final subdivision. All action was deferred.

ADJOURNED: The meeting adjourned at 8:22 p.m. to executive session.

Respectfully submitted,

Lisa M. Moore
Secretary to the Planning Commission