

**KENNETT TOWNSHIP  
PLANNING COMMISSION MINUTES**

**July 6, 2010**

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

**CALL TO ORDER:** The minutes from the June 1, 2010 public meeting were approved as distributed.

**ANNOUNCEMENTS:**

1. Jim Guthrie stated that a Work Session will be held on July 13th at 7:00 p.m to discuss the Historic update to the Comprehensive Plan.
2. Jim Guthrie asked that Mike Elling give an update at the next meeting regarding the Kennett Area Regional Planning Commission. Lisa Moore will give a copy of the monthly minutes to Jim Guthrie.

**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: 10/30/2010

Barry Stengel presented this proposal and discussed the agreement between the Bishops, neighbors, and Greenwood Mushrooms regarding the runoff pipe location. Mr. Bishop stated that he is in agreement with the applicant's proposal and will wait to see the revised plan. 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: 8/16/10

Tim Cassidy, Bernardon Haber Holloway, stated that Gilmore Associates submitted a review letter dated 6/25/2010. He discussed the setback issues and stormwater management technical issues that they will address with the Township Engineer. Tim Cassidy discussed the traffic impact at the intersection and would like to discuss it further with the Township. The subcommittee, applicant and Gilmore Associates will meet to discuss the outstanding 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: 7/8/2010

Jim Guthrie stated that Vicky Topel and Lisa Rogue, neighbors, submitted a letter with objections to the proposal. Bob Johnston, Gilmore Associates, discussed the neighbors' issues. The plan will be revised to show a change in the pipe location to eliminate mitigation. Jamie Rostocki and Jennifer Murphy were both present. Lisa Forgue, neighbor, asked that the natural resource protection standard list be submitted, which Bob Johnston stated are not required. Vicky Topel, neighbor, stated that the road is unsafe and expressed concern with the stormwater runoff. Lisa Forgue questioned the driveway and tree removal. Robert Flynn, neighbor discussed the runoff on Sills Mill Road and stated that it is due to a pipe installed by the Township. Slezak's expressed concern with the runoff. Lou Kinsey, neighbor, expressed water runoff. Bill Hewton stated that the neighbors should have had more time to review the plans due to the late notification. The two open issues are 1) The pipe would be moved back toward the riparian buffer, and 2) Add more details to make sure driveway slopes for runoff to satisfy the Township Engineer. An extension letter was submitted. 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

No one was present representing the applicant. The Planning Commission questioned why updated final plans have not been submitted. The issue of continued extensions was also discussed. All action was deferred.

#### **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. No one was present representing the applicant. 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: 8/31/10

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

#### **Shepherd Property – Subdivision – Preliminary**

R-2 District      Acres: 23.369      Tax Parcel No. 62- 6-30  
Register 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 Shepherd present. Mr. Shepherd stated that a meeting will be held with the applicant, subcommittees and consultants to review outstanding issues. Jim Guthrie asked the status of the Brandywine

Conservancy review of the Open Space Plan; Lisa Moore stated the plans were sent for review. The EAC will submit a letter regarding restrictions in the open space. An extension letter was submitted. 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. Joe Rusella, DL Howell, discussed Gilmore Associates review letter dated 6/17/2010 and stated that they are working on revising the plans. Jim Guthrie discussed the access to the property in the future and suggested that the access strip be moved further south, so as to give better site distance and avoid slopes and the water pipeline. An extension letter was granted. Phillip Kolb, neighbor, questioned the lower density of the plan versus the proposal from the Whiteside family. Sharon West, neighbor, expressed concerns of the date of notification and development of the property. The waiver that the Supervisors granted on March 17, 2010 in SALDO Section 302 A.1(c) was also discussed. All action was deferred.

### **Ham Property – Subdivision - Preliminary**

R-1 District                      Acres: 34.98                      Tax Parcel No. 62-4-308.1B  
Regester Associates                      Plans Dated: 4/21/2010  
Location: Burnt Mill Road                      No. of Lots: 3  
90 Day Clock Starts: 7/6/2010                      New Clock Expires: 10/3/2010

Bill Hewton presented this proposal to create two new lots on this property located on Burnt Mill Road. He stated that the Planning Commission expressed concerns with the location of the houses in the woods. Matt Sabo stated that the Environmental Advisory Commission expressed concerns with the private road requirements because the additional two lots create 4 units on the property. The applicants engineer stated that they are meeting ordinances with placement of the houses in the woodlands. The applicant is waiting for the review letter from the Township engineer and then the applicant will meet with the subcommittee. Mr. Ham was present. Kathy Schuttick reviewed the concerns with the steep slopes and number of dwellings on a private road. Mr. Schutt, neighbor, asked if the lots can be further subdivided and they can.

**ADJOURNED:** The meeting adjourned at 9:35 p.m. to executive session.

Respectfully submitted,

Lisa M. Moore  
Secretary to the Planning Commission

