

**MINUTES OF THE KENNETT TOWNSHIP
PLANNING COMMISSION**

**801 Burrows Run Road
Chadds Ford, PA 19317
January 14, 2020**

Call to Order: Guthrie called the meeting to order at 7:00 p.m.

Members Present: Jim Guthrie, Shawn Knudson, James Przywitowski, Rudy Karkosak, John Saraceno

Absent: Pat Muller, Lynell Laws, Bruce Bilotti (Alternate)

Minutes:

Knudson moved to approve the minutes of the November 12, 2019 meeting. Przywitowski seconded the motion.

Motion carried unanimously.

ANNOUNCEMENTS

Meeting Schedule:

Planning Commissions will be on the 1st Tuesday of each month at 7PM starting February 4th. Work sessions will be the 2nd Wednesday of each month at 6:30PM starting February 12th.

Service Thank you letter:

Planning Commission signed a letter thanking Marla Palmer for her nine years of service on the Planning Commission. It was noted that Marla will now be on the Environmental Advisory Council.

ELECTION OF OFFICERS

Przywitowski nominated Jim Guthrie for Chairman; this motion was seconded by Knudson and unanimously approved.

Guthrie nominated Jim Przywitowski for Vice Chair; this motion was seconded by Karkosak and unanimously approved.

CONDITIONAL USE

Boyle Conditional Use application:

Charles Gerron of Albert Federico Consulting, LLC representing applicant Michael Boyle presented an overview of the Conditional Use application.

Guthrie commented that the Zoning Officer has reviewed the application and has no issues with recommending approval.

Przywitowski confirmed that no portion of the property will be used for a residence. Saraceno asked if there is ample parking for the business, the applicant confirmed there was and exceeds Township requirements.

Saraceno asked if there was any increase in traffic. Przywitowski noted that the information presented by the applicant shows no increase.

Knudson asked if there is any additional lighting requirements. The applicant noted that the hours of the operation are typically 8am-4:30pm.

Guthrie noted that the Conditional Use Hearing is scheduled for February 5th before the Board of Supervisors.

Guthrie made a motion to make a recommendation of approval to the Board of Supervisors.

Karkosak seconded the motion.

Discussion:

The Commission commented that it is quick turnaround to schedule the Planning Commission meeting and Conditional Use Hearing so close together noting there was not much time to review.

Motion passes unanimously.

SUBDIVISION & LAND DEVELOPMENT PLANS

Enterprise

Address: 623 Millers Hill

Application Type: Preliminary

Clock Expires: 4/9/2020

Team: 2

Francis Greene, Engineer for the applicant, Stanab presented plans for an Enterprise rental car building at 623 Millers Hill noting that the plans were submitted to the Township on 1/10/2020.

Guthrie noted that this property used to be service station and could have underground tanks. Greene noted that a Phase One study has been completed.

Przywitowski confirmed that this property will be served by public sewer and water and will have underground stormwater.

Saraceno confirmed that there will not be a commercial car wash on the property.

Przywitowski confirmed that it will be operate under the same operating hours as the existing establishment.

Saraceno confirmed that there is adequate sewer capacity from the Borough. Greene noted that the DEP mailer was submitted with application.

Matt Sabo asked what proposed impervious coverage is. Green noted that he does not have it with him, but it is under the allowable maximum.

All Action deferred.

Parkside

Address: 410/412/414 North Walnut Street (East side of Rt. 1, just south of the Rt. 1 bypass)

Application Type: Preliminary/Final

Clock Expires: Indefinite

Team: 3

It was noted that the applicant is requesting waivers from the Zoning Hearing Board. Their first hearing was on 1/9/2020 and was continued to 1/29/2020 at 7PM in the Township Meeting room.

All Action deferred.

Avello

Address: 556 Creek Road

Application Type: Preliminary Land Development

Clock Expires: Indefinite

Team: 1

Applicant has received necessary sign off's to submit Sewer Planning Module to DEP.

All Action deferred.

Frick

Address: Rt. 52/Hillendale

Application Type: minor subdivision

Clock Expires: Indefinite

Team: 2

It was reported that the applicant reached out noting that their engineer is working to make necessary changes to their plan and hopes to resubmit this month.

All Action deferred.

Kennett Gateway

Address: E. Cypress & Ways Lane

Application Type: Preliminary

Clock Expires: Indefinite

Team: 1

It was noted that this plan is currently under review by the Township engineer.

All Action deferred.

NEW BUSINESS

Environmental Advisory Council Discussion:

Matt Sabo representing the Environmental Advisory Council presented some comments regarding the Zoning Ordinance that came to his attention after seeing the Longwood Greenhouse plan being built.

Sabo noted that when the EAC reviewed the application and walked the site they wondered why Longwood was allowed to expand a non-conforming use as much as proposed in the R-2 district noting that the Zoning officer confirmed that they could expand a non-conforming use by a % of the lot size and this expansion was less than that limit. There were some other concerns that were listed from the site walk and Longwood made some effort to address these noting that the EAC is generally satisfied with the plan as amended. Sabo noted that when the greenhouse was built and they saw the buildings, their general impression was, "Wow that is a lot bigger and closer to the neighboring lot that we thought it was going to be!"

Sabo noted that the plan said the greenhouses would be 35-40 yards from the neighboring property and they probably are noting that the impression of size is a combination of both the footprint and the building height. Sabo noted that the R2 district allows a maximum height of 35 feet, and although this structure probably does not exceed that, it seems, in retrospect out of place especially as it is in R2 noting that when you put the three things together, big footprint, tall building, relatively close proximity to the neighbor, and this looks a lot more intrusive in execution than it did in theory.

Sabo noted that there is a concern in the future as he understands that Longwood has purchased one of the abutting residential properties.

Sabo noted that at the end of the day, our ordinance, which is intended to provide some security and predictability to our residents, permitted with full compliance the construction of a very big commercial/industrial operation in a residential district, within an intrusively close distance to an occupied residence in a neighboring residential district. The EAC thinks we should review the way our ordinance handles these kinds of proposals and come up with solutions to make it unlikely that this would happen again. This could include stricter guidelines about expanding non-conforming uses within proximity of neighboring residential properties, or other restrictions.

It was recommended that the Township Ordinance be amended to require a vertical profile be submitted with every plan.

Przywitowski noted these are all good points that should be taken into consideration.

Guthrie noted that although it is not confirmed, the zoning for this property is slated to change this year with the Zoning update work the Planning Commission is working on with the County. Discussion ensued.

ADJOURNMENT

**Karkosak made motion to adjourn. Knudson seconded the motion.
Motion carried unanimously.**

The meeting adjourned at 7:51 p.m.

Respectfully submitted,
Michael O'Brien
Recording Secretary