

Meeting Minutes
BOROUGH of KENNETT SQUARE
SPECIAL MEETING of COUNCIL on ECONOMIC DEVELOPMENT
HELD CONCURRENTLY with a MEETING of the
KENNETT TOWNSHIP BOARD of SUPERVISORS
6:00PM, January 28, 2019
Genesis Healthcare: Kennett-Pennsbury Room
101 E. State Street, Kennett Square, PA

Call to Order-Borough of Kennett Square:

Myers called the special meeting of Borough Council of Kennett Square and the Board of Supervisors of Kennett Township to order at 6:06PM.

Pledge of Allegiance.

Roll Call:

Kennett Borough	Kennett Township	Historic Kennett Square
LaToya M. Myers	Scudder G. Stevens-Absent	Mary Hutchins
Ethan L. Cramer- Absent	Whitney Hoffman	Nate Echeverria
J. Douglas Doerfler	Dr. Richard L. Leff	Tom Sausen
Jamie Mallon	Lisa M. Moore- Absent	
Brenda Mercomes		
Wayne Braffman		
Peter L. Waterkotte		
Joseph Scalise		

Call for Public Comments:

No comments.

Adoption of Agenda:

Braffman made a motion to adopt the agenda. Seconded by Doerfler.
 Motion carries unanimously.

Reports/Presentations:

Project Updates:

Echeverria presented an update of Economic Development work for the Township and Borough. The following written report was distributed to Borough Council and Township Supervisors:

Kennett Region Economic Development Regulatory Amendments (VPP)

- *Presenting 1st Draft of the VPP Economic Development Regulatory Amendments to the Project Taskforce, staff, Borough Council and Township Supervisors on January 28th.*
- *Project Taskforce, Chester County Planning Commission, relevant Borough/Township*

commissions and staff will work to refine 1st Draft language. 2nd Draft expected in April 2019. Final Draft adoption expected July 2019.

- *Amendments will include the creation of a series of Traditional Neighborhood Development (TND) Overlays in the Birch Street area, NVF area, Borough commercial areas and Township Business Park Zoning Districts/commercial areas.*

Streetscape Plans

- *Working with stakeholders and consultants from Alta Planning and Design on the potential creation of Streetscape Plans for Birch Street in the Borough, as well as the Kennett Gateway area in the Borough, Kennett Township and East Marlborough Township.*
- *Birch Street Streetscape design and planning work should commence February 2019. Planning work will consist of a public meeting at The Creamery in March 2019, as well as participation in the Borough Public Safety and Infrastructure Committee.*
- *Final plans for Birch Street Streetscape Plan expected April 2019.*

Revolving Loan Fund

- *Continuing to work with interested parties and potential applicants on loans through the Borough of Kennett Square Revolving Loan Fund, as well as the newly created Community Growth Fund.*
- *Creating a strong referral network of banks and other lenders for small business financing needs.*
- *Received first application for the Community Growth Fund.*
- *Closed loan and distributing funds for the first recipient from the initial pool of approved Revolving Loan Fund applications.*

Development Projects

- *Continuing to work with developers and small-businesses in navigating the Borough and Township development process.*
- *Notable recent projects include:*
 - o *West State Street Apartments (Borough of Kennett Square)*
 - o *Kennett Gateway Project (Kennett Township)*
 - o *Parkside (Kennett Township)*

Scalise reported on the DVRPC work and initiative to route truck traffic in the Borough.

Introduction of Penn Design Graduate City Planning Group-Spring Semester Workshop:

Echeverria reported that the Economic Development office will have an opportunity to work with Penn Design Graduate City Planning Group students during the Spring Semester. Echeverria acknowledged the seven students and professor, each had the opportunity to introduce themselves and the goals they have for their project.

Streetscape/Complete Streets Planning:

Echeverria presented an overview of the Streetscape planning initiative and his vision on how the project will be planned. Echeverria noted that a meeting with the project team which includes the Borough, Kennett Township, East Marlborough, Longwood Gardens and the Chester County Planning Commission will be held later this week, this will begin talks with all parties to start to develop a vision for the plan.

Kennett-Area Economic Development Regulatory Amendments (VPP Grant), Phase 2: Draft Amendments:

Echeverria presented an update of the work that has been accomplished with the VPP grant.

Echeverria presented an early stage, first draft of the Birch Street Redevelopment TND Overlay-General Manual of written & Graphic Design Guidelines, with discussion on how this type of tool can be implemented into the code to be used in the future.

Other municipalities which have similar guidelines were discussed as well as the process of how the guidelines are being created ensued. Echeverria acknowledged Michael Kimmey from Looney Ricks Kiss (LRK), the consultant on this project noting the experience LRK has implementing these types of plans.

Discussion ensued regarding how to best communicate the work being done on these plans. It was noted that the draft documents will be available on the Township and Borough websites.

Action Items:

Public Comment:

Jenifer MacFarland, Borough resident, commented that just posting documents on the websites may not be enough, possibly giving additional background information, dates for public review meetings would be helpful as well as information on which grants would be paying for these projects. McFarlan commented that sending more information to the residents of the Borough (snail mail) would be helpful. McFarlan commented on her concerns for the four corners of the Borough. Hoffman commented asking the resident if she has suggestions on alternative ways of communication that she feels would be effective. McFarlan responded Snail Mail, Facebook, Email are all good communication devises.

Charla Watson, 523 Magnolia St. made the following comments:

- There is a big demographic difference between Borough Residents and Township Residents and she does not know why there needs to be a joint meeting. Ms. Watson commented on the lack of reporting and accuracy of newspapers.
- Rusty, the zoning officer should be involved in meetings where any type of planning topics are being discussed as he is the important one that knows the current codes etc.
- The Borough needs to stop doctoring up codes and the entire council does not need to attend all of the meetings, just send one person.
- Recently, a study was done that hardly captured any Borough resident's opinions.

- Setbacks and right of ways mentioning issues with Victory Brewing and Magnolia Place alleys as well as NVF and who is overseeing the project and why dirt is being moved if there are no specific plans.
- The Borough needs to be more transparent with the citizens.
- The density of the Borough noting that it cannot afford to take on any additional people, can not have any more noise, light or traffic pollution and that the Borough needs to be focused on getting more service entities and commented on the codes limiting barber shops and questioned why Wawa was turned around.

Dan Edwards 412 Meredith Street commented regarding the NVF property and the dirt that is being hauled out noting that the Southwest Corner cannot be used for anything due to environmental issues.

Richard Gaw of the Chester County Press questioned the process for public comment and how responses to the questions that are asked during the public comment period get answered. Meyers responded with the Borough policy and procedures noting that public input is asked for prior to any action items on the agenda and public comment welcome at the beginning of any meeting noting that council has the opportunity to answer any questions during the meeting or instruct residents to contact Borough Hall for specific information. Gaw asked if the Streetscape meeting was open to the public, Echeverria replied that the initial meetings were staff level meetings.

Derrick Flax, 221 E. Linden Street commented on the lack of African Americans in Kennett Square. Grants are wonderful but need to be cognizant of silent gentrification, there is a need to take a step back and the community needs to be more involved. Flax added that the council needs to answer the questions of the constituents.

Penny D'Ottavio, 516 East South Street stated that she agrees with the comments made regarding gentrification and keeping all community members informed. D'Ottavio stated she is concerned about seniors in the community and they need to be kept in mind when planning.

Jeanie Scarlett of 207 Scarlet Ave. commented regarding density in the Borough and asked if traffic is being considered in parts of this study. Noise, traffic, outdoor partying is making a very strong family community into a community where things are always going on, there is no more serenity. Concerned about the Form based land code.

Milly Piero Piperis of 705 S. Washington St. commented that she wants everyone to be informed and residents need to know what is going on noting that not everyone has access to email or uses websites.

Remarks from Borough Council Members:

Peter Waterkotte commented that he agrees that the Borough can pay a little more attention to how information is distributed and will make an effort to do a better job in doing that.

Wayne Braffman commented that communication has been an important initiative since he came onto council and that is when tools like the public Dropbox and Facebook were introduced and although they are not used by everyone, they are currently being used by a lot of residents.

Wayne Braffman asked the Penn students to look at the electric lines and challenge them to look at ways to make them go away.

Michael Crotty, Borough solicitor commented that the report is currently in draft form and is just the beginning part of the process and will go through several different reviews and opportunities for the public to offer their feedback.

Peter Waterkotte commented that although council are elected officials, they are Borough residents too and don't want to see bad things happen like silent gentrification and care deeply about the people and community of Kennett Square.

Whitney Hoffman commented that TND is being looked at in the Township to help create more permanent neighborhoods and create more workforce level housing.

Scudder Stevens commented that the topics on agenda and the Joint Economic Development tasks are not new tonight, and there have been ongoing discussions and will continue to be discussed at public meetings. Stevens commented on the communication topic noting that he is open to alternative ways of communication.

Adjournment:

**Myers asked if there was any objection to adjourn, there was none.
Motion carries unanimously.**

Meeting adjourned at 7:28PM.

The next meeting will be held on Monday, April 29, 2019 at 6pm in the Genesis Building, Kennett-Pennsbury room.