



KENNETT TOWNSHIP PLANNING COMMISSION

Tuesday, February 4, 2020 – 7:00 pm

Minutes

Call to Order:

A regular meeting of the Kennett Township Planning Commission was held on the above date at the Kennett Township Municipal building. Commission members present (5) included Jim Guthrie, Chair; James Przywitowski, Vice-Chair; Rudy Karkosak, John Saraceno, and Shawn Knudson. Absent members included (3) Pat Muller, Lynell Laws, and Bruce Bilotti (Alternate). Also, in attendance were Diane E. Hicks, Director of Planning & Zoning; and Stan Corbett, Township Engineer.

Meeting Minutes: January 14, 2020 meeting

Mr. Guthrie requested any comments and/or corrections to the minutes, there being none, a motion was requested for approval. Motion was made by Jim Przywitowski and seconded by Shawn Knudson to approve the minutes as presented. Motion carried unanimously (5-0).

Announcements:

Mr. Guthrie reminded all that the Planning Commission Work Session date has been permanently changed from a Tuesday to the second Wednesday of the month. The next work session will occur on February 12, 2020.

SUBDIVISIONS/LAND DEVELOPMENT:

ENTERPRISE Preliminary Team 2

Location: 623 Millers Hill Road

Represented by Francis Greene, P.E.; and Anthony Stancato

Mr. Guthrie inquired about the results of the Phase One Environmental study on the Property as it had previously contained a gasoline station/automobile repair use. Mr. Greene reported that the Phase One study showed no issues remaining from the previous establishment. This was confirmed by Mr. Corbett, Township Engineer. Mr. Guthrie addressed the possibility of accessing the Exelon driveway to minimize the number of access points from Baltimore Pike. Mr. Greene stated that due to the grading this would not be feasible. It was mentioned that there is an existing trail system from the Ravello site which runs parallel to the Property.

All Action Deferred.

AVELLO Preliminary Team 1

Location: 556 Creek Road

Mr. Przywitowski stated that work is being completed to solidify the language regarding the easement agreement with the School District property across the street.

All Action Deferred.

FRICK Preliminary Team 2

Location: 288 Creek Road
Represented by Linda Frick

Ms. Frick approached the Planning Commission members to inquire about the 50-foot right-of-way which the Township Engineer mentioned in his comment letter. The existing right of way is 33 feet. Mr. Corbett explained that for a new road the requirement would be 50-feet, which allows for future development of the roads. The consensus was that the cost to the applicant to have an attorney review the existing conditions as opposed to granting the additional right of way would be cost prohibitive. They therefore suggested the applicant grant the request.

All Action Deferred.

PARKSIDE Preliminary/Final Team 3

Location: 410, 412, 414 North Walnut Street (East side of Rte. 1, just south of the Rte. 1 bypass)

It was reported that the Applicant has just completed a hearing with the Kennett Township Zoning Hearing Board.

All Action Deferred.

KENNETT GATEWAY Preliminary Team 1

Location: E. Cypress & Ways Lane
Represented by Kevin Ember, P.E.; and Don Robitzer

The plan proposes the consolidation of the parcels on the west side of Way's Lane and the construction of a mixed-use building with 24 apartments above 16,326 square feet of ground floor retail space, 53 townhouses, and a total of 345 parking spaces for the commercial and residential uses. The site will be served by public water and sewer, is in the C-Commercial, LI Limited Industrial zoning district and is being developed under the Planned Village provisions.

A discussion ensued regarding the various comments issued regarding Ways Lane itself, traffic accessibility, and the problems with the roadway being private. Mr. Robitzer stated that he was open to discussions on improvements of Ways Lane with the Township. A meeting will be set up with the sub-committee, Township Engineer, Roadmaster, and Zoning Officer to determine a plan for Ways Lane moving forward. Jim Guthrie mentioned that a previous study of Ways Lane had been completed, the result of which was a change to the Official Map whereby a grid system was established for the roadway. As the Official map did not appear to be readily available, Mr. Przywitowski stated that he would scan it and send to Mr. Corbett, Township Engineer.

The applicant was asked to submit a combined Public Services and Facilities/Police and Fire and Rescue Impact Study. Additionally, there are some minor housekeeping issues which need to be addressed.

All Action Deferred.

There being no further business, on motion made by Jim Przywitowski and seconded by Shawn Knudson, the meeting was adjourned at 8:25 pm.

Respectfully Submitted,

Diane E. Hicks
Recording Secretary