

**MINUTES OF THE KENNETT TOWNSHIP  
PLANNING COMMISSION**

**801 Burrows Run Road  
Chadds Ford, PA 19317  
February 12, 2019**

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

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

**Absent:** Jim Guthrie, Marla Palmer, Lynell Laws, Bruce Bilotti (Alternate), Pat Muller (Alternate)

**Also Present:** Stan Corbett

**Minutes:**

**Karkosak moved to approve the minutes of the December 11, 2018 meeting. Saraceno seconded the motion. Motion carried unanimously.**

**ANNOUNCEMENTS**

**Work Session:**

There will be a work session held on March 5, 2019 at 6:30pm.

There will be a special work session held on April 30<sup>th</sup> (in addition to the regular April work session) to work on the proposed Kennett Township Infill Traditional Neighborhood Design Regulatory Amendments.

**NEW BUSINESS**

**Election of Officers:**

**Karkosak nominated Jim Guthrie for Chairman; this motion was seconded by Laws and unanimously approved.**

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

**Internal Drive Ordinance:**

Przywitowski introduced a proposed ordinance amending the SALDO to provide a definition for internal drives. The Commission reviewed the ordinance and the details of the definition.

**Knudson made a motion to recommend to the Board of Supervisors that they approve the Ordinance. Karkosak seconded the motion.**

**Motion passes unanimously.**

## **Telecom and ROW Ordinance:**

Przywitowski introduced a proposed ordinance amending the telecommunication (wireless communications facilities) section of the Township's Zoning Ordinance.

The Planning Commission discussed the basis of the Ordinance noting that it deals with new technology, smaller transmitter and their locations that could be placed on/near residential properties as well as telephone poles, red lights etc.

The Planning Commission asked that the Solicitor provide the answers to the following questions for their next meeting:

\*Is the proposed Ordinance based on a model of another municipality in Chester County or another County? Where did the model Ordinance originate? Have other municipalities passes similar Ordinances?

\*Section 240-2073 uses the expression "substantially changed", why is it only focused on the height and not the other dimensions. Can a diagram/visual rendition of what the devises might look like (does not need to be part of the Ordinance) so the Planning Commission has an idea of what the devises look like.

\*Is there an estimate on how many devises would be needed to cover the Township/Kennett area? What is the coverage area for each devise?

The Planning Commission noted they will continue to discuss at the March meeting.

**All Action deferred.**

## **OLD BUSINESS**

N/A

## **SUBDIVISION & LAND DEVELOPMENT PLANS**

### **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**

Ken Matthews and Jim Fritsch representing the applicant provided an overview of the application and the most recent submission. Fritsch noted that the current plans shows 13 single homes, 75 townhomes, 5 twin homes, 5 Apartment buildings with 12 unites each (72 units) and a total of 255 parking spaces.

Przywitowski asked for documentation from the Design review committee meetings and their review for the Planning Commission to review and have for the file.

Karkosak noted that the Parkside plan has been on the agenda for months and the planning commission needs time review noting that the applicant should not expect a final approval next month. Karkosak noted that the Planning Commission needs a full presentation of the plan.

Knudson asked what the trash plan was, especially for the apartments, Ken Matthews noted he would find out the answer and get back to the Commission.

Karkosak requested a summary of the changes from the previous submission, Matthews noted he would provide this to the Commission.

**All Action deferred.**

**Novak**

**Address: 114 Carlton Dr.**

**Application Type: Preliminary**

**Clock Expires: Indefinite**

**Team: 2**

Barry Walsh of EB Walsh and associations representing the applicant presented an overview of the Novak application and where the project currently stands. Walsh noted that he will be submitting revised plans.

The Planning Commission requested Michael OBrien obtain an updated Fire Marshall review.

Przywitowski asked if any agreements with the neighbors, Novak responded that he believes that he is close and is working with the neighbors, Victoria Guilfoyle, a neighbor of Sunstone lane responded that he also they are close.

The applicant noted that he will be setting up a meeting with AECOM, the Townships engineer to discuss open items before resubmitting.

**All Action deferred.**

**Meadows/Marson**

**Address: 970 Sills Mill Road**

**Application Type: Lot line change**

**Clock Expires: 5/3/19**

**Team: 1**

David Meadows (applicant) provided an overview of his lot line change application with a goal to make both properties more useful and protect oak trees if he builds a home on the lot. It was noted that the lot line change is pretty much equal.

Stan Corbet, Township Engineer commented that his office is preparing the review letter and discussed the DEP submission options with the applicant.

**All Action deferred.**

<b>ADJOURNMENT</b>
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**Karkosak made motion to adjourn. Knudson seconded the motion.  
Motion carried unanimously.**

The meeting adjourned at 7:54 p.m.

Respectfully submitted,  
Michael O'Brien  
Recording Secretary