

**MINUTES OF THE KENNETT TOWNSHIP
PLANNING COMMISSION**

**801 Burrows Run Road
Chadds Ford, PA 19317
February 13, 2018**

Call to Order: Guthrie called the meeting to order at 7:05 p.m.

Members Present: Jim Guthrie, Rudy Karkosak, Marla Palmer, John Saraceno, James Przywitowski, Shawn Knudson (Alternate)

Members Absent: Lynell Laws

Minutes:

Karkosak moved to approve the minutes of the January 19, 2018. Saraceno seconded the motion. Motion carried unanimously.

ANNOUNCEMENTS

Work Session:

There will be not be a work session held on February 27, 2018.

Ordinance Update:

Guthrie announced that he spoke with Susan Elks with the County who will be helping with the review of all Township Ordinances and it is estimated they will be ready to start the work on the Zoning and Land Development/Subdivision ordinance review in April. Guthrie noted in the meantime, he met with Diane Hicks, Zoning Officer to begin a list of things that should be concentrated on. Guthrie noted that all Ordinances will be looked at but this list will help guide on items that need to be concentrated on. The Following is a list that the Guthrie, Hicks came up with along with additions from the Planning Commission:

- Soil Ordinance
- Internal drives and limitation of 24 units per cul-de-sac
- Balance of Safety and Environmental issues
- Connection between Economic Development Study
- Zoning Hearing Board issues
- 4 bay garage limitation
- Heritage trees
- Conditional uses within the Township
- Longwood Gardens
- Sign ordinance
- BP District
- LI District
- Commercial District

- Noise Ordinance
- Legal Holidays
- Lighting
- Sustainable construction / Fire resistant building materials
- Swimming Pool Ordinance
- Parking
- Trail
- Maintenance of Storm water Basins and outflow Pipes
- Submission of plan requirements: (zoning table, descriptions)

It was discussed that Michael O'Brien will send a copy of the list to Susan Elks.

Open Space Needs Assessment Plan:

Lisa Moore announced that the Township will be developing an Open Space Needs Assessment plan with the Townships Landscape Architect, Tom Comitta. Moore noted that this plan will be developed with input from the public and members of each of the Townships committees on a steering committee. Moore asked that the Planning Commission have someone represented on the committee, the meetings will begin in the next three weeks.

NEW BUSINESS

Official Map Ordinance:

Guthrie reviewed a proposed ordinance that would adopt the revised Official Map of the Townships with the addition of Barkingfield Park and Lord Howe as open space owned by the Township. Guthrie reminded everyone that the map itself was reviewed and voted on at last month's meeting at tonight is a review of the ordinance to adopt the map.

Karkosak Made a motion to recommend the Board of Supervisors adopt the revised Official Map including the Barkingfield Park and Lord Howe properties. Przywitowski seconded the motion. Motion passes unanimously.

OLD BUSINESS

TDR Zoning Petition:

Deferred, no action taken.

SUBDIVISION & LAND DEVELOPMENT PLANS

Stradley-Final Minor Subdivision-114/124 Marshall Bridge Road

Guthrie presented an overview of the application and assigned to Subcommittee 1 with Knudson added as alternate to review the application and schedule a time to walk the property with the applicant.

The applicant, Wilmer Stradley presented his plans and request to subdivide.

Guthrie commented that it seems that the location map and plot plan boundaries do not match up and should be corrected by the applicant's engineer.

Guthrie commented that the water source is not shown on the plan. Stradley noted that the water source is coming from the Spring House. Guthrie suggested to the applicant that he look into putting an easement for the water system since it is on a separate parcel, even with the Property being currently owned by him, in the future it would be helpful to make sure it is clear that lot one has use and access to the water supply.

Guthrie commented on the plan noting that the one lot can not be land locked and would need some sort of easement to give access to the lot from a public road. It was noted that if there is an existing driveway that gives access to the lot, it should be shown clearer with a start and finish noted on the plan. It was discussed that a maintenance agreement would also be advisable for a shared road, if not already in place.

Stradley commented on the conservation plans noting that he is still in talks with conservation agencies for the best solution.

Guthrie commented that the plan has the word dwelling "units" (plural) should be dwelling unit since there is only one residence.

It was discussed that the Township's Engineers review letter was received earlier today and distributed to the committee. A copy was sent to the applicant's engineer. Discussion ensued regarding the engineer's comments and the need of the Zoning Officer to give an opinion on possible non-conformities.

All Action Deferred.

ADJOURNMENT

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

The meeting adjourned at 8:00 p.m.

Respectfully submitted,
Michael O'Brien
Recording Secretary