



KENNETT TOWNSHIP PLANNING COMMISSION

Tuesday, March 3, 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 Pat Muller. Absent members included (3) Shawn Knudson, Lynell Laws, and Bruce Bilotti (Alternate). Also, in attendance was Diane E. Hicks, Director of Planning & Zoning.

Meeting Minutes: February 4, 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 Pat Muller to approve the minutes as presented. Motion carried unanimously (5-0).

Announcements:

The next work session will occur on March 12, 2020.

SUBDIVISIONS/LAND DEVELOPMENT:

PARKSIDE Preliminary/Final Team 3

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

All Action Deferred.

AVELLO Preliminary Team 1

Location: 556 Creek Road

All Action Deferred.

MITCHELL HOMES (Smith Tract) Preliminary Team 1

Location: South side of Rosedale Road, west of McFarlan Road

All Action Deferred.

FRICK Preliminary Team 2

Location: 288 Creek Road

Represented by Linda Frick

Motion was made by Pat Muller and seconded by Rudy Karnowski to recommend the plan presented dated March 3, 2020 for final approval to the Board of Supervisors. Motion carried unanimously (5-0).

ENTERPRISE Preliminary Team 2

Location: 623 Millers Hill Road

Represented by Francis Greene, P.E.

Motion was made by Pat Muller and seconded by Jim Przywitowski to recommend the plan presented for Preliminary approval conditioned on outstanding items in AECOM memorandum dated February 20, 2020 being addressed. Motion carried unanimously (5-0).

KENNETT GATEWAY Preliminary Team 1

Location: E. Cypress & Ways Lane

All Action Deferred.

Jim Przywitowski reported on a site visit completed on February 18, 2020 for a proposed mixed-use development of 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. Present at the site walk were Don Robitzer (Applicant), Kevin Ember (Rettew Associates), Stan Corbett (AECOM), Diane Hicks (Director of Planning & Zoning, Roger Lysle (Public Works Director), Jim Przywitowski, and Jim Guthrie (Planning Commission).

Issues regarding Ways Lane itself, traffic accessibility, and the problems with the roadway being private were discussed. Mr. Robitzer stated that he was open to discussions on improvements of Ways Lane with the Township.

There being no further business, on motion made by Jim Przywitowski and seconded by Pat Muller, the meeting was adjourned at 7:45 pm.

Respectfully Submitted,

Diane E. Hicks
Recording Secretary