

**MINUTES OF THE KENNETT TOWNSHIP
PLANNING COMMISSION**

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

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

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

Absent: Marla Palmer, Lynell Laws, Bruce Bilotti (Alternate)

Minutes:

Karkosak moved to approve the minutes of the February 12, 2019 meeting. Przywitowski seconded the motion.

Motion carried unanimously.

ANNOUNCEMENTS

Work Sessions:

There will be a work session held on April 2, 2019 at 6:30pm.

It was previously announced that there would be a special work session held on April 30th to work on the proposed Kennett Township Infill Traditional Neighborhood Design Regulatory Amendments, however, this meeting has been cancelled.

Conditional Use discussions with EAC, BOS and Solicitor:

The Board of Supervisors, Solicitor and Environmental Advisory Committee will discuss the Conditional Use process at the April 3rd Board of Supervisors meeting, the Planning Commission was encouraged to attend this meeting.

NEW BUSINESS

Introduction of Pat Muller, Alternate PC member:

Guthrie introduced Pat Muller as a new Alternate member of the Planning Commission.

Telecom and ROW Ordinance:

Guthrie 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.

Przywitowski noted that the Solicitor had answered his questions from the previous meeting and commented the size and number of devices that could possibly be placed throughout the Township.

Przywitowski made a motion to recommend that the Board of Supervisors approve the Ordinance as submitted. Knudson seconded the motion. Motion passes unanimously.

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

Karkosak presented an overview of the application and noted that the subcommittee had met with the applicant and Township staff last Friday. The applicant is currently working on responding to the Township Engineer, Landscape Architect and Staff review letters indicating which items waivers will be requested, ordinance amendments are needed, zoning variances will be requested and which they will comply with.

All Action deferred.

Novak

Address: 114 Carlton Dr.

Application Type: Preliminary

Clock Expires: Indefinite

Team: 2

There was no presentation by the applicant. It was noted that the applicant emailed the Township noting that they are working on finalizing the response to the Township Engineer and Landscape Architects review comments and expects be resubmitting revised plan in the next week.

Guthrie noted that on page 3, #2 of Tom Comitta review letter it states that the management of the woodlands has been transferred to the Brandywine Conservancy. Guthrie stated that confirmation from the applicant needs to confirm if there is or is not a management plans for the balance of the property.

All Action deferred.

Meadows/Marson

Address: 970 Sills Mill Road
Application Type: Lot line change
Clock Expires: 5/3/19
Team: 1

Przywitowski provided an overview of the lot line change application noting the applicant requests a lot line change affecting Parcel #62-4-190 and 62-4-190.1 both in the R2 District. Parcel 62-4-190 (Marson) contains a dwelling unit; Parcel 62.4.1901 (Meadows) is not improved. The lot line change will not change the acreage of the lots. The application does not have construction or earth moving activity. The application has been reviewed by Chester County Planning and the Township Engineer (AECOM). The Township Landscape Architect (Thomas Comitta Associates) deferred to the Township Engineer given the ‘simple re-subdivision’ nature of the application. The Applicant has responded to the questions / comments identified in the February 13, 2019 review by AECOM.

Przywitowski made a motion to recommend that the Board of Supervisors approve the Meadows/Marson application with the requested waivers from SALDO Section 206-403.B through L given that no earth moving/construction activity are proposed and with a condition that the DEP Planning Module Waiver approval requirements are met. Karkosak seconded the motion.
Motion passes unanimously.

Avello

Address: 556 Creek Road
Application Type: Preliminary Land Development
Clock Expires: 5/9/19 (for PC)
Team: 1

Guthrie noted that this application was submitted to the Township on Monday, 3/11/19 and is under review by the Township consultants. An overview of the application was presented noting that the applicant previously presented their sketch plan to the Planning Commission and the subcommittee had already performed a site walk.

All Action deferred.

ADJOURNMENT

Przywitowski made motion to adjourn. Knudson seconded the motion.
Motion carried unanimously.

The meeting adjourned at 7:32 p.m.

Respectfully submitted,
Michael O’Brien
Recording Secretary