

**MINUTES OF THE KENNETT TOWNSHIP
PLANNING COMMISSION**

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

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

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

Minutes:

Saraceno moved to approve the minutes of the February 13, 2018 meeting. Przywitowski seconded the motion.

Motion carried unanimously.

ANNOUNCEMENTS

Work Session changes:

Guthrie reported that the Planning Commission will change its work session schedule from the fourth Tuesday of each month to the first Tuesday of each month for the remainder of the year beginning April 3rd to accommodate the Chester County Planning Commission who will be assisting with the Township Ordinance review.

Work Session change and preparation:

There will be not be a work session held on March 27, 2018. There will be a Work session on April 3rd with Chester County Planning Commission. The Planning Commission members were asked to please review Implementation sections in the comprehensive plan prior to the April 3rd work session.

Open Space Needs Assessment Plan:

Guthrie commented that he attended the first Open Space Needs Assessment meeting. This group will focus on developing a strategic plan to identify the needs for future open space, recreation areas and trails.

Economic Development RFP:

Nate Echeverria reported that a Request for Proposal for zoning and SALDO amendments in service of the economic development study was put out. Five proposals were submitted and a consultant will be selected by the 20th of this month and will start by the end of April. Echeverria commented that it will be important to remember that there will be two consultants working on the same thing with different perspectives and objectives.

Przywitowski asked for a clarification on why there is two different projects. Echeverria responded that the county is looking at just the Township and the consultant for economic development will be looking at the ordinances from a joint perspective with the Borough.

Guthrie pointed out that it will be important that all of the groups be careful and use the same definitions.

OLD BUSINESS

TDR Zoning Petition:

Deferred, no action taken.

SUBDIVISION & LAND DEVELOPMENT PLANS

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

Przywitowski commented that a site walk still needs to be scheduled with the applicant, the subcommittee could not come up with a date with good weather when everyone was available.

Przywitowski reviewed the overview of the application and noted that the Zoning officer issued her opinion that the changed that the applicant has requested will make the property more conforming.

Przywitowski noted that he spoke with the Chris Fazio who was in the audience regarding the lack of comments on the need of an easement for the driveway, access to water and sewer. Fazio responded that since this application was for subdivision and not land development, those issues were not addressed and would be addressed should the applicant come back to the Township with an application for land development. The commission discussed it would be safest to address these issues now and recommend to the applicant an easement for the driveway, sewer and water source be implemented.

All Action Deferred.

ADJOURNMENT

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

The meeting adjourned at 7:36 p.m.

Respectfully submitted,
Michael O'Brien
Recording Secretary