



KENNETT TOWNSHIP PLANNING COMMISSION

Tuesday, May 5, 2020 – 7:00 pm

Minutes

Call to Order:

A virtual meeting of the Kennett Township Planning Commission was held on the above date. Planning Commission members present (4) included Jim Guthrie, Chair; James Przywitowski, Vice-Chair; Rudy Karkosak, and Pat Muller. Absent members included (4) John Saraceno, Shawn Knudson, Lynell Laws, and Bruce Bilotti (Alternate). Also, in attendance was Diane E. Hicks, Director of Planning & Zoning, Stan Corbett, Township Engineer, and Daniel Mallach, TCA Associates.

Meeting Minutes:

A motion was requested for approval of the March 3, 2020 Minutes. Motion was made by James Guthrie and seconded by Jim Przywitowski to approve the minutes as presented. Motion carried unanimously (4-0).

Announcements:

The Planning Commission members met virtually on April 28, 2020 virtually to discuss the May virtual meeting. The next work session will occur on May 13, 2020 via conference call.

SUBDIVISIONS/LAND DEVELOPMENT:

FAIRVILLE FRIENDS Preliminary Team 1

Location: 216 Pond View Drive, Chadds Ford, PA 19317

Represented by Dan Dailey,

The plan proposes to correct the 2017 approved land development, which incorrectly listed the frontage on the new lot (lot 57). Additionally, the plan proposes to minimize any impact the community septic area for the Ponds of Woodward will have on this lot. The Brandywine Conservancy has reviewed the plan as they have an easement on all “amended lot 57” and the “amended new lot” for Fairville Friends School. The 2017 plan was approved with 6 waivers, which were requested for this plan. Previous waivers 2-6 were accepted. Waiver #1 relinquished the requirement for a base plan submittal. The applicant has agreed to comply with this requirement.

All Action Deferred.

ENTERPRISE Final Team 2

Location: 623 Millers Hill Road

All Action Deferred.

KENNETT GATEWAY Preliminary Team 1

Location: E. Cypress & Ways Lane

Represented by: John Jaros, Esquire; Kevin Ember, Rettew Associates; Don Robitzer; Tim Jones

John Jaros stated he was hopeful the Planning Commission would recommend Preliminary approval applicant, despite a lengthy review letter from the Township Engineer. John Jaros stated that at least 10 of the issues listed in the review letter were less intense, and any remaining issues could be deferred to the final approval stage as they concerned regulatory requirements or stormwater issues. The question of Ways Lane and its status or description arose, with deed information providing no recorded easements or legal descriptions. The private road appears to have a 20-foot right of way, owned by all abutting property owners.

The applicant stated that they are willing to take their 10-foot portion of the right of way and add an additional 15 feet so that if the Township were able to take over the roadway, they would have a 25-foot right of way established on one side. If the property owners across the roadway were willing to do likewise, the Township would have a roadway with the required 50-foot right of way which meets the Township standards.

Jim Guthrie questioned whether it was possible to place the utilities on Ways Lane to provide access for possible future development. Kevin Ember stated that while gas and electric are on Ways Lane, sewer and water are off Cypress, as the topography of the site makes it prohibitive. Jim Guthrie questioned the cart way width at the entrances to the development. Kevin Ember stated the main entrance off E. Cypress is proposed as a wide boulevard with 16 feet inbound and out bound, also containing a flush median allowing emergency vehicles easy access. All connecting roads within the development are proposed to be 24 feet, with the Ways Lane access remaining unchanged at 20 feet. Dan Mallach, TCA Associates, suggested that signage could be placed at the main entrance to minimize inadvertent traffic.

Stan Corbett asked for clarification regarding the parking provided per unit. Kevin Ember responded that each driveway will provide 1 space and each garage will provide 2 spaces, therefore the plan provides for 3 spaces per unit where 2 are the requirement. The plan being designed under the Planned Village Option, also provides 23 overflow parking spaces. A possible waiver was discussed which would allow the steps from units 30-37 on Road C to remain in the road right of way. Stan Corbett had recommended that a narrower right of way might be an alternative.

The Planning Commission decided to take no action on the plan at this time. Clarification from the Township Solicitor on the right of way issue and Ways Lane itself has been requested, and stormwater design issue remain unresolved. In the meantime, the Township will try to contact the property owners on the eastern portion of Ways Lane, opposite this development, to see if there is any interest in creating a roadway to Township standards.

All Action Deferred.

There being no further business, on motion made Rudy Karkosak and seconded by Pat Muller, the meeting was adjourned at 8:53 pm.

Respectfully Submitted,

Diane E. Hicks
Recording Secretary