

**MINUTES OF THE KENNETT TOWNSHIP
PLANNING COMMISSION**

**801 Burrows Run Road
Chadds Ford, PA 19317
May 8, 2018**

Call to Order: Guthrie called the meeting to order at 7:09 p.m.

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

Minutes:

Saraceno moved to approve the minutes of the March 13, 2018 meeting. Laws seconded the motion. Motion carried unanimously.

ANNOUNCEMENTS

Work Session:

There will be a work session held on June 5, 2018 at 6:30pm.

NEW BUSINESS

EAC Recommendations:

Guthrie reviewed a document prepared by the Environmental Advisory Committee that they suggest to add to the application process for Subdivision and Land Development. The EAC noted that the document is not intended as any modification to the existing process, only as a means for communicating the desire to engage with developers during the planning process to discuss the priority issues listed. Guthrie noted that this process is basically what the EAC used to do and asked if anyone on the Planning Commission has any objections, there were none. The Planning Commission will begin to invite the EAC on site walks by contacting the chair of the EAC.

OLD BUSINESS

TND-Nate Echeverria:

Echeverria presented an initial draft of proposed zoning amendments to the TND-1 in the BP District for review and discussion by the Planning Commission.

The commission discussed proposed amendments and how they would benefit the Township. Guthrie noted he would like to see the acreage changed to 5 acres and discussed net verses gross which will need to be discussed and decided on, discussion ensued.

Echeverria will return to the June meeting with a first draft of amendments.

All Action Deferred.

SUBDIVISION & LAND DEVELOPMENT PLANS

Stradley-Final Minor Subdivision-114/124 Marshall Bridge Road-Team 1

Guthrie reviewed the status of the Stradley application noting that the applicant still needs to address the review letters from the Engineer regarding the plan and driveway easement. Mr. Stradley asked if the Planning Commission requires the septic lines be traced, Guthrie replied no, the septic location should be shown on the revised plan that is submitted and a waiver request should be submitted.

Guthrie noted that the subcommittee has not performed a site walk and that needs to happen ASAP.

It was discussed that the applicant needs to address the comments from the review letters in writing and submit with a revised plan and a legal description for the driveway easement.

All Action Deferred.

Longwood Gardens Greenhouse Nursery-Sketch Plan-Team 3

Christopher Poterjoy of Pennoni representing Longwood Gardens presented a sketch plan for new production greenhouse structure that would be built on the property South of Rt. 1 near the overflow lot.

Guthrie noted that this application will be reviewed by Palmer, Karkosak and Palmer who will schedule an initial site walk with the applicant.

All Action Deferred.

ADJOURNMENT

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

The meeting adjourned at 8:00 p.m.

Respectfully submitted,
Michael O'Brien
Recording Secretary