

**MINUTES OF THE KENNETT TOWNSHIP
PLANNING COMMISSION**

**801 Burrows Run Road
Chadds Ford, PA 19317
June 11, 2019**

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

Members Present: James Przywitowski, John Saraceno, Marla Palmer, Rudy Karkosak, Lynell Laws, Pat Muller (Alternate)

Absent: Jim Guthrie, Bruce Bilotti (Alternate), Shawn Knudson,

Minutes:

Karkosak moved to approve the minutes of the May 14, 2019 meeting. Palmer seconded the motion. Motion carried unanimously.

ANNOUNCEMENTS

Work Sessions:

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

NEW BUSINESS

Planned Village proposed Ordinance amendments:

No action taken.

TDR proposed Ordinance amendments:

No action taken.

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

No presentation.

All Action deferred.

Novak

Address: 114 Carlton Dr.

Application Type: Preliminary

Clock Expires: Indefinite

Team: 2

No presentation, applicant is working on revisions to original submission.

All Action deferred.

Avello

Address: 556 Creek Road

Application Type: Preliminary Land Development

Clock Expires: Indefinite

Team: 1

No presentation, applicant is working on obtaining sight line easements.

All Action deferred.

Summers

Address: 537/555 Rosedale

Application Type: Final Minor Subdivision

Clock Expires: 7/8/19 (for PC)

Team: 3

Jake Diem of Register associates representing the applicant presented an overview of the Summers application.

Karkosak made a motion to recommend that the Board of Supervisors approve the Summers Final Minor Subdivision application. Palmer seconded the motion.

Discussion:

Palmer asked Diem to identify both “rights of way” on the plan.

Palmer commented on the comment in the AECOM letter noting that it states that deeds of dedication and title insurance policies be provided for review by the Township solicitor, Diem responded that this typically happens after the approval process.

Palmer commented on comment on the well from page 3 of the AECOM letter dated May 30, 2019, the commission discussed. Palmer asked if the well being used, Diem noted that he does not know as that parcel is not part of the subdivision plan.

Palmer made a motion to amend the motion to recommend that the Board of Supervisors approve the Summers Final Minor Subdivision application contingent upon the Township receiving deeds of dedication and title insurance policies for review and approval from the Township solicitor. Karkosak seconded the amended motion.

Motion passes unanimously.

Mitchell Homes (Smith Tract)

Address: 540-548 Rosedale Road

Application Type: Preliminary Land Development

Clock Expires: Indefinite

Team: 1

The applicant, Mitch Kotler presented an overview of the plan describing the proposal of 72 residential units on 21.24 acres in the R-4 district. Kotler showed the commission renderings of the proposed dwellings. In a response to a question from Muller regarding the price point, Kotler noted that he is aiming for high 300's, low 400's with 1800 square feet with options up to 2400.

Przywitowski commented that there were points noted in the Chester County Planning Commission letter regarding hydraulics that the applicant should look into further and address.

Kotler commented that he has a clean phase one and two that the Township is welcome to review.

Przywitowski noted that review letters have been received from Chester County Planning (May 29), Comitta & Associates (May 13), Fire Marshall (June 10), AECOM (June 5), Township Staff (May 30), the Applicant acknowledged receipt of the review letters.

Przywitowski commented that he would like to schedule a meeting with the applicant and the subcommittee to review studies that may be required as mentioned in the AECOM review letter.

All Action deferred.

Frick

Address: Rt. 52/Hillendale

Application Type: minor subdivision

Clock Expires: Indefinite

Team: 2

No presentation, applicant is working on revisions to original submission.
All Action deferred.

ADJOURNMENT

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

The meeting adjourned at 7:49 p.m.

Respectfully submitted,
Michael O'Brien
Recording Secretary