

**MINUTES OF THE KENNETT TOWNSHIP  
PLANNING COMMISSION**

**801 Burrows Run Road  
Chadds Ford, PA 19317  
June 12, 2018**

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

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

Members Absent: Lynell Laws

**Minutes:**

**Saraceno moved to approve the minutes of the May 8, 2018 meeting. Palmer seconded the motion. Motion carried unanimously.**

<b>ANNOUNCEMENTS</b>
----------------------

**Work Session:**

There will be a work session held on July 3, 2018 at 6:30pm.

**Open Space Needs Assessment Workshop:**

The public is invited to attend and participate in an open space needs assessment workshop on June 20<sup>th</sup> at 5pm.

<b>OLD BUSINESS</b>
---------------------

**TDR Zoning Ordinance Amendment:**

**All Action Deferred.**

<b>CONDITIONAL USE</b>
------------------------

**Smith Property:**

Team 2 + Knudson

Location: Rosedale Road between Legacy Fields and Rosedale Road

The Hearing Scheduled for 8/1/18 at 4PM has been postponed as a complete application was not submitted.

**All Action Deferred.**

**Ravello (Millers Hill):**

Team: 1

Location: Millers Hill

Hearing Scheduled for 7/18/18 at 4PM

Guthrie noted that the plans for this application are to be submitted by the end of this week.

**All Action Deferred.**

<b>SUBDIVISION &amp; LAND DEVELOPMENT PLANS</b>
---

**Stradley**

**Address: 114/124 Marshall Bridge Road**

**Application Type: Final Minor Subdivision**

**Clock Expires: Indefinite**

**Team: 1**

Przywitowski presented an overview of the application noting the subcommittee did a site week last week.. Przywitowski reported that the applicant has submitted a revised plan and legal description addressing the engineers and solicitors comments.

**All Action Deferred.**

**Longwood Gardens Greenhouse Nursery**

**Address: Nursery Lane**

**Application Type: Preliminary**

**Clock Expires: 8/31/18**

**Team: 1**

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

It was noted that the subcommittee along with representation from the EAC did a site walk of the property, the EAC has submitted a list of considerations for the Planning Commission, and the list was distributed and reviewed by Matt Sabo representing the EAC.

It was noted that the commission is awaiting review letters from consultants for this application.

**Discussion:**

Palmer confirmed when the current structure that is being used was built. Poterjoy responded that the structure was built over twenty.

Palmer asked what the size of the original greenhouse. Poterjoy responded roughly half of what is being proposed.

Palmer asked if there are plans for the current parking lot. Poterjoy commented that there are no plans at this time but will be used for another use in the future.

Guthrie commented on future planning and that the Township will be looking at Longwood Gardens properties closely along with other Townships that Longwood has property to look at more proper zoning.

Przywitowski asked what the definition of “head house” is. Poterjoy responded that it contains offices, locker rooms, soil potting and other operations.

Palmer asked what the planning is for the lighting. Poterjoy responded noting the lighting plan that was submitted with the plan and the lighting is LED and similar to what was used in the newest overflow parking lot.

Przywitowski confirmed that this is not a 24 hour a day operation.

Ken Grablewski commented on lighting noting that it is to Longwood’s benefit to reduce the amount of lighting.

Palmer asked if the amount of parking proposed will all be needed. Poterjoy responded that there is still some internal conversation but it seems that they will all be used and the parking planning is sufficient.

Knudson asked if there was more than one entrance from Rt. 1. Poterjoy responded that there was another access from Rt. 1 if needed.

Matt Sabo presented noting that the EAC would like to have a Declaration of covenants in order to protect the environmental considerations, basic provisions about greenhouse operations i.e. how soil will be moved etc.

Ken Grablewski responded that if there were to be any changes in the future on how soil is moved/handled, that would be something that Longwood would come to the board with.

Sabo commented regarding other points that were brought to their attention during the site walk including trees, position of the proposed building, location of parking lot and number of parking spaces, replacing blue bird boxes, noting that they would endorse building a smaller lot.

Saraceno asked if this property can be used for any other use noting that the Township is allowing a greenhouse in a residential district. Guthrie commented that there is already a greenhouse there and one of the reasons the Township wants to look at rezoning this parcel is because it is not really a residential parcel and it needs to be made to the needs of Longwood.

Przywitowski commented that under R-1, wood lot arboretum or other conservation use is permitted by right. Sabo commented that Greenhouse Operations is also a defined use and not permitted in R-1 and asked if the Zoning Officer has issued a statement on why this is permissible. Michael Kissinger representing Longwood commented that during their discussion with the Diane Hicks, it was noted that the use was permitted as it is an accessory structure to the current arboretum use. It was noted that during preliminary plan, there will be internal reviews completed.

**All Action Deferred.**

**Novak**

**Address: Norway Road**

**Application Type: Sketch**

**Clock Expires: N/A**

**Team: 2**

Barry Walsh representing the applicant presented an overview of the sketch plan noting that the applicant want to subdivide with minimal disruption to the property. The existing farmhouse on lot six would remain.

**Discussion:**

Ford Draper, a resident from Sunstone lane asked if residents of Sunstone lane have been taken into consideration when planning. Novak responded that he has lived on the property for over thirty years and has been and plans to continue to be a good neighbor.

Victoria Guilfoyle commented on how her property would be impacted if a driveway was added to Sunstone.

John Kail asked what his intent and what modification would need to be made to Sunstone lane.

Liz Hunt asked why not just stay with Norway. It was noted that there is a limit to the number of driveways can be added to a private road.

Safety concerns regarding the private road were discussed that the Fire Marshall would review at preliminary plan stage for access.

**All Action Deferred.**

**Parkside**

**Address: 410/412/414 North Walnut Street**

**Application Type: Preliminary**

**Clock Expires: Indefinite**

**Team: 3**

Guthrie introduced the preliminary plan submission for Parkside noting that the applicant was not in attendance, the commission is awaiting on review letters from the Townships consultants.

**All Action deferred.**

<b>ADJOURNMENT</b>
--------------------

**Karkosak made motion to adjourn. Palmer seconded the motion.**

**Motion carried unanimously.**

The meeting adjourned at 8:23 p.m.

Respectfully submitted,  
Michael O'Brien  
Recording Secretary