



## KENNETT TOWNSHIP PLANNING COMMISSION

Tuesday, June 30, 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 (6) included Jim Guthrie, Chair; James Przywitowski, Vice-Chair; Rudy Karkosak, John Saraceno, Shawn Knudson, and Pat Muller. Absent members included (2) Lynell Laws and Bruce Bilotti (Alternate). Also, in attendance was Diane E. Hicks, Director of Planning & Zoning, Stan Corbett, Township Engineer.

#### **Meeting Minutes:**

A motion was requested for approval of the May 5, 2020 Minutes. Motion was made by James Guthrie and seconded by Rudy Karkosak to approve the minutes as presented. Motion carried unanimously (6-0).

#### **Announcements:**

The Planning Commission meeting for July has been cancelled. The next work session will occur on July 8, 2020 via conference call.

#### **SUBDIVISIONS/LAND DEVELOPMENT:**

##### **ENTERPRISE Final Team 2**

Location: 623 Millers Hill Road

Represented by Daniel Wright and Victor Abdala

Daniel Wright, P.E. requested the Board consider a waiver request from the requirement that all parking spaces have precast wheel stops that are anchored to prevent vehicle encroachment onto sidewalks and/or landscaped areas. The request would be for six of the proposed spaces, two of which would be infeasible to anchor a curb stop due to stormwater inlet locations, and four of which do not encroach on sidewalk or landscaping. The remaining twelve parking spaces will have the concrete wheel stops. Additionally, the applicant is seeking a recommendation for Final plan approval. Motion was made by James Guthrie and seconded by Rudy Karkosak to recommend for approval by the Board of Supervisors the requested waiver and the plan for final approval conditioned upon meeting the requirements of the AECOM letter dated February 20, 2020 and the TCA letter dated May 15, 2020. Motion carried unanimously (6-0).

##### **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 was present to request Preliminary approval for his client's plan. He referenced the current review from AECOM dated June 3, 2020 which listed 31 conditions of approval, stating the applicant had no issues with any of the conditions. Mr. Jaros noted the Planning Commission had previously expressed concerns over Ways Lane. In the interim, input has been received from the Township Solicitor, Dave Sander, and discussions have been undertaken with abutting property-owners as to how to put in the proposed road, create a common maintenance agreement and/or pursue an alternative access. He stated that if the Planning Commission were to consider a condition of approval based on the improvement of Ways Lane as laid out in the AECOM letter or an alternative access through abutting property owners acceptable to the Township this would be acceptable to the applicant. In addition, the applicant is requesting 19 waivers, identified in the June 3, 2020 AECOM review. Motion was made by Jim Przywitowski and seconded by Shawn Knudson to

recommend the granting of the requested waivers and preliminary plan approval by the Board of Supervisors subject to the following conditions:

- The applicant addresses all issues raised in the AECOM summary of June 3, 2020 and the TCA letter of May 22, 2020 to the satisfaction of the Township prior to final plan approval.
- The Applicant address any open issues raised by the Internal Staff Review dated June 2020.
- The Applicant shall provide private street maintenance agreement(s) for the full width of Ways Lane fronting the Kennett Gateway land development. Agreement(s) shall comply with the requirements of Section 502.I.(5) of the Subdivision and Land Development Ordinance.

Motion carried unanimously (6-0).

Jim Guthrie noted that the parking for this plan utilizes parking spaces in the double garages, which is in keeping with our existing Code, however this may result in this or similar sights in the future to become under parked. This issue may be something that both the Supervisors and the Planning Commission can deal with in the future.

**AVELLO Preliminary Team 1**

Location: 558 Creek Road

Represented by James Fritch, P.E. Regester Associates

James Fritch updated the Board on the revised plans for this project which proposes the construction of 6 apartments and associated parking. A review letter from TCA Associates dated June 23, 2020 was reportedly received clean with a few minor notations. AECOM currently has the revised plans under review. The PennDOT HOP permit and plans have been submitted. Jim Przywitowski inquired about the proposed easement agreement between the Kennett Consolidated School District and the Applicant which would alleviate the site line issue existing on the plan. Mr. Fritch reported that a letter was received from the school district implying that an agreement would not be feasible and that more information would be forthcoming. He further stated that in the absence of an agreement the plan would have to restrict the eastern most entrance to a No Left Turn in order to move the plan forward. Mr. Fritch also requested that the Planning Commission consider not requiring sidewalks for this project as there are no sidewalks in the is area belonging to Kennett Township and it would only add to the impervious coverage of the site. Additionally, he stated that the closest sidewalks begin in the Borough on the opposite side of the street. Pat Muller and Jim Guthrie pointed out that sidewalks are important and should be included. Jim Pryzwitowski suggested a site walk might be in order which will be scheduled with the Applicant and Mr. Fritch. John Saraceno requested he be included on the site walk.

**All Action Deferred.**

There being no further business, on motion made Jim Guthrie and seconded by Shawn Knudson, the meeting was adjourned at 8:52 pm.

Respectfully Submitted,

Diane E. Hicks  
Recording Secretary