

**MINUTES OF THE KENNETT TOWNSHIP
PLANNING COMMISSION**

**801 Burrows Run Road
Chadds Ford, PA 19317
July 10, 2018**

Call to Order: Przywitowski called the meeting to order at 7:02 p.m.

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

Minutes:

Knudson moved to approve the minutes of the June 12, 2018 meeting. Saraceno seconded the motion. Motion carried unanimously.

ANNOUNCEMENTS

Work Session:

There will be a work session held on August 7, 2018 at 6:30pm.

OLD BUSINESS

TDR Zoning Ordinance Amendment:

All Action Deferred.

CONDITIONAL USE

Smith Property:

Team 2 + Knudson

Location: Rosedale Road between Legacy Fields and Rosedale Road

The Conditional Use Hearing Scheduled for 8/15/18 at 4PM.

All Action Deferred.

Ravello (Millers Hill):

Team: 1

Location: Millers Hill

Hearing Scheduled for 7/18/18 at 4PM

Przywitowski introduced John Jaros representing Merion Realty Partners, the equitable owners of the Ravello property who presented the amended conditional use plan showing 3 buildings instead of the 1 which was originally planned. Discussion between the applicant, commission and audience members ensued.

Przywitowski read from a prepared statement and made the following motion:

The Subcommittee understands the primary focus of our review is to assess whether the proposed use, as an apartment complex of 175 total apartment units on the 14.5 acre site within the BP District is an appropriate use.

Zoning Ordinance 240-1301-C (13) permits a Conditional Use of Apartments within the BP District at a maximum density of 12.5 dwelling units per acre, on tracts of ten acres and greater with a direct access to two or more public streets.

The review of the application is governed by Zoning Ordinance 240-2509 which describes the Conditional Use Process and Procedures.

Przywitowski stated that:

- Given that in September 2015, this parcel received Conditional Use approval for 175-unit apartments within one building unit;
- Given that the parcel has not changed in characteristics within the intervening period, it remains a 14.5-acre site, the zoning district remains the same and the adjacent properties remain the same;
- Given that the one differentiation element between the application we are reviewing versus the previously approved application is that the current proposal calls for use of three buildings versus one building in the previous approval, but the focus of the review is the use and the use remains the same;

Przywitowski made a motion to recommend to the BOS that conditional use approval be granted subject to the following conditions:

- **The Planning Commission and the Environmental Advisory Committee may conduct additional site walks on the property to identify items to be addressed during land development processes.**
- **The Applicant should provide an update to the Market Analysis data to demonstrate why the 3-building concept is proposed versus the previously approved 1 building concept.**
- **A traffic impact study be conducted, with particular attention to the intersections and traffic areas in proximity to as well as directly on the parcel, including Cope/Cypress, Cope/Walnut/Old Baltimore Pike, Walnut/Cypress, Walnut/Old Baltimore Pike.**

The traffic impact study should also include how the North Walnut St exit / entrance will impact the Anson Nixon park entrance with attention to vehicular movement & pedestrian movement.

The study should include explanation/analysis of how the access (in/out) will be accommodated on the “Millers Hill” entrance.

The study should include analysis of the expected patterns/traffic impact of traffic exiting unto Millers Hill but needing to go to East Cypress St (i.e., going to South Walnut St and then onto East

Cypress St.).

- **The Fire Marshall confirms that the emergency services (fire, ambulance, etc.) will be able to service the proposed use with the configuration as depicted in the sketch plans submitted. Attention to the access of emergency vehicles to the parking garage areas is suggested.**
- **The Applicant will maximize the use of all available options to minimize the impact on adjoining properties, with attention to light intrusion, sound minimization and visual barriers.**

Lighting should be consistent with Township requirements but minimal essential for security. Design of the site infrastructure should be such that changes to lighting can be implemented easily without significant design or construction changes. Lighting should be downward directed. Any lighting of façades should be minimal.

- **Applicant should insure that areas to the west of the building, not otherwise within the building footprint, will be used as passive recreation, and that any active recreation facilities, if planned, would be placed on the eastern / norther side of the building.**
- **The Applicant be attentive to the comments/suggestions made by the Chester County Planning Commission, Township Staff, Township Engineer and Township Landscape Architects. Though most of the comments would likely be addressed in the land development process, we recommend that the Chester County Planning Commission review letter Items 8 (pertains to skyline impact), 10 (transportation network), 5 and 6 (pedestrian circulation) be discussed during Conditional Use hearings.**

Knudson seconded the motion.

Discussion:

Palmer asked that a condition be added that applicant provide a view shed rendering to show impacts to surrounding neighbors.

Przywitowski made a motion to include a condition stating “The Applicant provide a *line of sight* rendering of the parcel with the proposed buildings to illustrate the visual impacts on adjoining properties”.

Knudson seconded the motion.

Motion passes unanimously.

Motion passes unanimously as amended.

SUBDIVISION & LAND DEVELOPMENT PLANS

Stradley

Address: 114/124 Marshall Bridge Road

Application Type: Final Minor Subdivision

Clock Expires: Indefinite

Team: 1

Przywitowski presented an overview of the application.

Przywitowski made the following remarks from a prepared statement:

The lot line change would remove 2.891 acres from an existing 7.131-acre lot (62-6-65-1A) and merge the 2.891 acres with an existing 2.680-acre lot (62-6-65-1), resulting in an expanded lot of 5.571 acres. The lot line change is made for estate purposes. All lots are existing. No development activity will occur.

- The Applicant requests a waiver of Section 206-403 B through 206-403 L pertaining to requirements for analysis plans, stormwater management, etc. as no development activity is proposed. The Subcommittee moves that the PC recommend the BOS grant the waiver subject to the requirements that a note be placed on the plan that stipulates that any land development proposal on these lots will void the waiver.
- The Applicant requests a waiver of Section 206-404 D related to location of water supply and sewage facilities as no development activity is proposed. The Subcommittee moves that the PC recommend the BOS grant the waiver subject to the requirement that a note be placed on the plan that stipulates that any land development proposal on these lots will void the waiver.
- The Zoning Officer has previously issued (February 20, 2018) a memorandum indicating that the Application does not require zoning relief on the diminimous overage on lot coverage for the lots (5.4% vs 5% and 10.7% versus 10%). The Applicant “has provided a plan where the transfer of land is sufficient to enable compliance with Section 204-2404”.

Przywitowski made a motion that the Board of Supervisors approve the Stradley application and plans last dated 6/12/18, along with the recommended waivers, subject to the following conditions:

- **The Applicant place a notation on the plan indicating that any development activity involving these lots will void the waivers and will require compliance with all applicable zoning and land development requirements.**
- **The Applicant provides the final versions of the Access Easement to enable access to 65-6-65 (Ahl) and the septic / water access easement for 62-6-65.2 (Stradley).**

Saraceno seconded the motion.

Motion passes unanimously.

Longwood Gardens Greenhouse Nursery

Address: Nursery Lane

Application Type: Preliminary

Clock Expires: 8/31/18

Team: 1

No reports or representation from the applicant.

All Action Deferred.

Parkside

Address: 410/412/414 North Walnut Street

Application Type: Preliminary

Clock Expires: Indefinite

Team: 3

No reports or representation from the applicant.

All Action deferred.

Fishman

Address: 617 E. Hillendale Road

Application Type: Final Minor Subdivision

Clock Expires: 9/21/18

Team: 3

Mr. Fishman introduced the Final Minor Subdivision application and plan for the Fishman property located at 617 E. Hillendale Road. It was noted that the Township consultants will be reviewing the application. The Planning Commission will do a site walk.

All Action deferred.

Novak

Address: Norway Road

Application Type: Sketch

Clock Expires: N/A

Team: 2

Saraceno noted that the subcommittee did a site walk on the property in the last week and presented a brief overview of the sketch plan. The applicant, Mr. Novak requested to meet with the neighbors of Sunstone lane. It was noted that there is no official application to the Township at this time. Discussion ensued regarding the legal right of Mr. Novak to use Sunstone lane, it was noted that this would be a civil matter and the Township does not have a position on this and that it would be up to the neighbors to work on it themselves.

All Action Deferred.

ADJOURNMENT

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

The meeting adjourned at 8:47 p.m.

Respectfully submitted,
Michael O'Brien
Recording Secretary