

**MINUTES OF THE KENNETT TOWNSHIP
PLANNING COMMISSION**

**801 Burrows Run Road
Chadds Ford, PA 19317
August 13, 2019**

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

Members Present: Jim Guthrie, James Przywitowski, John Saraceno, Rudy Karkosak, Lynell Laws, Shawn Knudson, Pat Muller (Alternate)

Absent: Marla Palmer, Bruce Bilotti (Alternate)

Minutes:

Knudson moved to approve the minutes of the July 9, 2019 meeting. Przywitowski seconded the motion. Motion carried unanimously.

ANNOUNCEMENTS

Work Sessions:

There will be a work session held on September 3, 2019 at 6:30pm.

Synchronization Meeting recap:

There will be a special synchronization work session held on August 27, 2019 at 6:30pm.

NEW BUSINESS

Planned Village proposed Ordinance amendments:

Guthrie provided an overview of the proposed Planned Village text amendment.

Tim Smith, the applicant, presented the status of his request and the review letters that were received and asked that the Planning Commission to make a positive recommendation to the Board of Supervisors.

Przywitowski commented that he had conversations with the applicant and zoning officer relating to this application.

Przywitowski made a motion that the Planning Commission recommend adoption by the Board of Supervisors of the text amendment which would amend the Zoning Ordinance (240), and which will also amend the Subdivision and Land Development (206) to include the Planned Village Design Standards, with the condition that Section 4 Item 12 Building Design change the wording to reflect the character of

Kennett Township versus Kennett Borough.

Knudson seconded the motion.

Discussion:

Przywitowski noted this motion is made with understanding that there are several areas where we may have varying opinions, for example, the County suggested the use of front-facing garages be minimized which I happen to agree with and his motion reflects the understanding that the Design Guidelines are not prescriptive. And that these types of questions / concerns are more appropriately addressed during the land development application process versus inclusion in the text amendment.

Motion passes unanimously.

TDR proposed Ordinance amendments:

Guthrie provided an overview of the proposed Transfer of Development rights ordinance noting that the current version reflects changes that were suggested by the Planning Commission at last month's meeting.

Saraceno made a motion to recommend the Board of Supervisors adopt a revised TDR Ordinance as stated.

Przywitowski seconded the motion.

Motion carries with 6-1 with Guthrie voting Nay.

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

Guthrie provided an overview of the application noting that the AECOM review letter was received this afternoon noting outstanding issues.

Barry Walsh the engineer for the applicant noted that they have made applications for the NPDES permit and DEP stream crossing permits. Walsh noted that an agreement with residents of Sunstone lane has been made, they are waiting for the agreement to be signed. Walsh noted that there are discussions ongoing with the Conservancy regarding moving their 50' right of way to the conservation easement on the property so it does not conflict with the driveway and noted that they are okay with it, they are going through the necessary paperwork to make that change.

Tori Guilfoyle commented on behalf of the Sunstone lane owners stating that they did not know anything about the moving of the right of way easement with the Conservancy until this meeting and would like to review this before the residents all sign the agreement with Mr. Novak.

Muller asked to confirm if the EAC needs to review as noted in the Tom Comitta report, Guthrie replied stating that he does not think a review is needed as the woodlands are already classified as historical and under conservation.

Guthrie and Przywitowski commented that there are too many open issues for the Planning Commission to make any recommendations at this time and requested that the applicant make the necessary changes according to the consultants review letters and resubmit.

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.

Mitchell Homes (Smith Tract)

Address: 540-548 Rosedale Road

Application Type: Preliminary Land Development

Clock Expires: Indefinite

Team: 1

Mitch Kotler presented an overview and status of his application.

Przywitowski commented that there are a number of open issues that could have an impact on the plan and should be corrected and resubmitted so a clean review letter can be obtained by the Township Engineer.

Discussion regarding the timeline of submittal and possible approvals were discussed.

Kotler presented an overview of the recreation plan and noted that the sidewalks in the development will connect to the sidewalks on Rosedale road.

The Planning Commission and Supervisor Hoffman who was in the audience discussed the parking concerns with the applicant to ensure that h adequate parking is being planned so that residents were not parking on the streets which is a safety concern.

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

Saraceno made a motion to adjourn. Laws seconded the motion.

Motion carried unanimously.

The meeting adjourned at 8:11 p.m.

Respectfully submitted,
Michael O'Brien
Recording Secretary