

**MINUTES OF THE KENNETT TOWNSHIP  
PLANNING COMMISSION**

**801 Burrows Run Road  
Chadds Ford, PA 19317  
September 11, 2018**

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

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

Members Absent: Bruce Bilotti, Marla Palmer

**Minutes:**

**Knudson moved to approve the minutes of the August 14, 2018 meeting. Karkosak seconded the motion. Motion carried unanimously.**

<b>ANNOUNCEMENTS</b>
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**Work Session:**

There will be a work session held on October 2nd, 2018 at 6:30pm.

<b>NEW BUSINESS</b>
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**EAC-Proposed Ordinance Discussion:**

Deferred until the October meeting.

**Kennett Gateway: Proposed Text Amendment-Ways Lane (Giordono property)(Team 1):**

John Jaros representing the applicant and Tim Jones of the Commonwealth Group presented a text amendment that they submitted for the Giordono property on ways lane. It was noted that the current plans show one, three floor building with 15,000 sq. feet of commercial space two floors of apartments, 12, on each floor as well as 53 Townhomes.

Guthrie requested the applicant look into adding a “stub road” for connectivity which was discussed during previous Township Official Map and Ways lane discussions.

John Jaros presented an overview of the text amendment to the zoning ordinance in the “C” commercial district.

It was noted that Tom Comitta has issued a review letter which the applicant noted agrees to comply with.

Guthrie asked Jaros why he believes this use is by right and not by Conditional Use. Jaros and Echeverria commented that it is within the lines of the Parkside development which is by right along with the design studies.

Guthrie asked if a Market study, traffic study or environmental study would be included with the application.

Przywitowski asked if Roger Lysle, the roadmaster/public works director was in the initial review meetings. Tim Jones responded no. Przywitowski commented that the reason he asked was due to previous conversations with moving the ways lane entrance and upgrading ways lane. Guthrie commented that there was previous engineering done to make the intersection safer.

Guthrie asked if a Phase 1 environmental was completed and if so, would it be made available to the Township. Jones responded yes and he could make it available if the Township wished.

Karkosak commented that Ways lane has been talked about for many years and this sounds like a move in the correct direction.

It was noted that the subcommittee will reach out to the application to schedule a site walk.

### **All Action Deferred.**

### **Smith Property (Kotler):**

Team 2 + Knudson

Location: Rosedale Road between Legacy Fields and Rosedale Road

Mitch Kotler, the applicant presented his proposed plan and text amendment. Kotler noted that the goal is to offer small single home in the +/- 1700 square feet homes in the high 300's low 400's. Kotler noted that the look would be similar to an active adult community that you would see in the area. Kotler noted that the current plan shows 76 homes.

It was noted that Tom Comitta made initial comments:

*We recommend a different approach to the 2-page text Amendment that we received on August 27<sup>th</sup>.*

*We do not consider the proposed development to be under the rubric of "Redevelopment". We believe that Redevelopment as a term of art in the Kennett Township Ordinances should be reserved for the removal, replacement, rehabilitation, or adaptive reuse of an existing structure or structures in the C – Commercial, BP – Business Park, and LI – Limited Industrial Districts.*

*Perhaps the proposed development of the Smith property could be guided by:*

- 1. revisions to Section 240-701.C.(12) under the flexible development provisions set forth in Section 240-702.E. (whereby the Density and Area and Bulk regulations in Section 240-702.E.(3) and (4) could be modified/amended); and/or*
- 2. Another possibility would be to modify/amend the Article XVII. Open Space Design Option provisions to change the Area and Bulk regulations in Section 240-1704., and the Design Standards in Section 240-1705.*

Kotler noted that he thinks there are some things that Comitta did not take into consideration and will be in contact with his office to discuss his comments.

Przywitowski and Guthrie commented on the lack of open space and its need since there will likely be a lot of children. It was noted that a trail system may be part of the answer.

Guthrie asked about some of the language from the proposed text amendment noting that he thinks that it is not as clear as much as it could be.

Guthrie asked why not just look at changing R4.

Przywitowski and Karkosak commented that they would like to see memos from staff when meeting with developers and/or have staff attend the Planning Commission meetings. Guthrie commented that part of the Planning Commission should be involved in initial meetings with developers. Kotler commented that he as a developer would think that if a member of the Planning Commission would have to be at pre meetings with staff, there would be less accessibility.

Echeverria commented that in his opinion, staff looks at all existing Township guidelines (comp plan etc.).

Discussion with the Commission and applicant ensued.

**All Action Deferred.**

## **OLD BUSINESS**

### **TDR Zoning Ordinance Amendment:**

**All Action Deferred.**

## **SUBDIVISION & LAND DEVELOPMENT PLANS**

### **Longwood Gardens Greenhouse Nursery**

**Address: Nursery Lane**

**Application Type: Preliminary**

**Clock Expires: Indefinite**

**Team: 1**

Chris Poterjoy representing Longwood Gardens presented the preliminary plan application for development of greenhouses on the property. The subcommittee is working to schedule another site walk as the area proposed is different than the previous submission. Review letters from the Townships Consultants and County have not been received yet.

**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.**

<b>ADJOURNMENT</b>
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**Karkosak made motion to adjourn. Przywitowski seconded the motion.**

**Motion carried unanimously.**

The meeting adjourned at 8:56 p.m.

Respectfully submitted,  
Michael O'Brien  
Recording Secretary