

**MINUTES OF THE KENNETT TOWNSHIP  
PLANNING COMMISSION**

**801 Burrows Run Road  
Chadds Ford, PA 19317  
October 9, 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, Marla Palmer, Bruce Bilotti-Alternate

Also Present: Lisa Moore, Whitney Hoffman, Richard Leff, Stan Corbett, Nate Echeverria, Mike Hanford (EAC), Matt Sabo (EAC-via teleconference)

**Minutes:**

**Przywitowski moved to approve the minutes of the September 11, 2018 meeting. Laws seconded the motion.**

**Motion carried unanimously.**

**ANNOUNCEMENTS**

**Work Session:**

There will be a work session held on November 20, 2018 at 6:30pm, the work session is being rescheduled due to the Election.

**NEW BUSINESS**

**EAC-Proposed Ordinance Discussion:**

Matt Sabo, the chair of the Environmental Advisory Committee presented recommendations regarding the Zoning Ordinance review process that the township is undergoing. Sabo reviewed a document that was emailed to the commission.

**Przywitowski made a motion that the EAC recommendations be sent for review and comment by the Township Solicitor. Knudson seconded the motion.**

**Motion carries unanimously.**

**OLD BUSINESS**

**TDR Zoning Ordinance Amendment:**

**All Action Deferred.**

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

Team: 2 + Knudson

Location: Rosedale Road between Legacy Fields and Rosedale Road

Hearing: 11/21/18 at 5pm

The Planning Commission discussed outstanding issues and reviews that are outstanding with the application.

Guthrie noted that the County review is recommending it as a Conditional use rather than a use by right which should be discussed.

Guthrie commented that language in the amendment noting some terms are not defined (Disturbed, non-conforming use) as it relates to this amendment.

Guthrie noted that due to the high density and other details that the amendment would allow, he would like the input from EAC, Safety committee and Fire Marshall as this text amendment would apply to other parcels in the Township.

Guthrie commented that if the Board of Supervisors decide not to go conditional use, the applicant should need to do a traffic study and phase one environmental study due to the size and location of this property.

Guthrie noted that there are more questions than there are answers as review letters are pending.

**Karkosak made a motion to make no recommendation on the application, recommending that the hearing be postponed to a later date to give the Planning Commission an opportunity to review all of the consultants review letters. Laws seconded the motion.**

**Motion passes unanimously.**

Moore confirmed that the hearing will be postponed until 11/21/18 at 5pm

### **Giordano Property Text Amendment (The Commonwealth Group):**

Location: Cypress and Ways lane

Hearing: 11/7/18 at 5pm

Przywitowski presented an overview of the text amendment application for the Giordano property also being called “Kennett Gateway” noting that the subcommittee did a site walk.

Przywitowski commented that he believes this application should be a “Conditional Use” due to the type of development and its mixed use.

Przywitowski referenced to the 2004 Ways Lane study that was done by Tom Comitta noting that he was surprised that Comitta did not reference the study and thinks that there should be some alignment between the amendment and the study, primarily the circulation pattern at ways lane and cypress street. Przywitowski noted that this study should be added to the amendment as reference because the amendment effects many properties on/off of Ways Lane.

Discussion regarding the circulation pattern and if it was shown on the “official map” ensued.

Guthrie commented that official map amendment shows grid map on Ways Lane needs to be located and asked if a separate amendment was made for the Cypress Street/Ways lane area and was it incorporate into the official map or was it separate.

Przywitowski made the following comments:

- Section 3, A. Suggests Conditional Use.
- Section 3, B. Identifies that this amendment with apply to any parcel that is contiguous with or with access to E. Cypress or E. State Street in the township. The recommendation is that Ways Lane and Cope Road be added to this language.
- #12 (Building design)-The Character of Traditional Buildings as in Kennett Borough language is very subjective and should be revised.

Guthrie and Przywitowski commented on the minimum and maximum building height, discussion ensued with the applicant, commission and audience.

Przywitowski noted that due to the nature of this tract, there is a need for soil analysis.

John Jaros representing the applicant as well as Tim Jones (applicant) made comments on the application and the comments made by the commission.

**Przywitowski made a motion to recommend to the Board of Supervisors that they accept the text amendment with a change that this is a conditional use, requires a traffic study and a phase 1 environmental study and reviews are received from the EAC, Safety Committee, Fire Marshall and Chester County Planning Commission.**

**Przywitowski withdrew the motion, which included the requirement of conditional use, after receiving no second to the motion.**

The commission and applicant discussed the difference is between a text amendment and conditional use.

**Guthrie made a motion to recommend to the Board of Supervisors that they accept the text amendment requiring the following conditions: a traffic study be conducted, a Phase 1 environmental study be conducted and reviews are received from the EAC, Safety Committee, Fire Marshall and Chester County Planning Commission. Karkosak seconded the motion.**

**Motion passes 6-1 with Przywitowski voting nay.**

## **SUBDIVISION & LAND DEVELOPMENT PLANS**

### **Longwood Gardens Greenhouse Nursery**

**Address: Nursery Lane**

**Application Type: Preliminary**

**Clock Expires: Indefinite**

**Team: 1**

Chris Poterjoy representing Longwood Gardens reviewed the preliminary plan application for development of greenhouses on the property noting that there was a site walk with the subcommittee and a member of the EAC. Poterjoy reviewed the status of review letters from the Townships Consultants.

Palmer reviewed the site walk, preliminary plan and comments from the consultants review letters.

The Ciofolelli's, Township residents commented on the impact of the development noting that they received a letter from the applicant in the mail but have not had time to have a conversation with them.

Laws commented on the setbacks on buffers. Poterjoy responded that Longwood will do everything in their ability to enhance and buffer the property.

Knudson commented on the neighbors view shed.

**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.**

### **Merion Kennett Square (Ravello)**

**Address: Millers Hill**

**Application Type: Amended Final**

**Clock Expires: 12/12/18**

**Team: 1**

No reports or representation from the applicant.

**All Action deferred.**

## ADJOURNMENT

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

The meeting adjourned at 8:56 p.m.

Respectfully submitted,  
Michael O'Brien  
Recording Secretary