

**MINUTES OF THE KENNETT TOWNSHIP  
PLANNING COMMISSION**

**801 Burrows Run Road  
Chadds Ford, PA 19317  
November 13, 2018**

**Call to Order:** Guthrie called the meeting to order at 7:08 p.m.

Members Present: Jim Guthrie, Shawn Knudson, James Przywitowski, Marla Palmer

Absent: Rudy Karkosak, Lynell Laws, John Saraceno, Bruce Bilotti (Alternate)

Also Present: Stan Corbett, Nate Echeverria

**Minutes:**

**Knudson moved to approve the minutes of the October 9, 2018 meeting. Przywitowski seconded the motion.**

**Motion carried unanimously.**

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

There will be a work session held on November 20 and December 4, 2018 at 6:30pm.

**Giordano Text Amendment Hearing:**

The Giordano Text Amendment Hearing will be held on Friday, November 16<sup>th</sup> at 10am in the Township Meeting room.

<b>OLD BUSINESS</b>
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**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: 12/19/18 at 5pm

The Planning Commission discussed the current reviews that it has received regarding the application.

Guthrie commented that he suggests the amendment should be fashioned towards the suggestions made in the Comitta and County letters and believes the applicant should delay the hearing and work with the consultants and the Planning Commission.

Andrew DeFonzo commented that he is working with the applicant and will advise him of Guthrie's comments and see if there is a good time to schedule a meeting with the Planning Commission Sub-Committee and Comitta.

**All Action Deferred.**

## **CONDITIONAL USE**

### **T2MJ**

**Address:** 734 W. Cypress St.

**Hearing Date:** TBD

There was no presentations for this application.

**All Action Deferred.**

## **SUBDIVISION & LAND DEVELOPMENT PLANS**

### **Longwood Gardens Greenhouse Nursery**

**Address:** Nursery Lane

**Application Type:** Preliminary

**Clock Expires:** Indefinite

**Team:** 1

Chris Poterjoy of Pennoni representing Longwood Gardens presented an overview of the Longwood Gardens Greenhouse application and discussed the responses from the review letters from the Township consultants.

Palmer asked if Poterjoy if he had a rendering of what the site would look like from the neighbor's point of view. Poterjoy responded that he did not noting that at the last meeting he believes they agreed to look into it but did not agree to provide it. Palmer responded that she thought they were providing this and would look back at last month's meeting and asked that this rendering be provided by the applicant in its next submission.

In response to the Commission and neighbors (Carissa and Mario Cifolelli) questions on the distance of the building to the neighbors, Poterjoy noted that the structure to residences form the south east corner, it is 217 feet from the property line, the township code allows for 50 feet. Poterjoy noted additional evergreen screening would also be incorporated.

Carissa and Mario Cifolelli discussed the plan for trucks operating at the site, it was noted that Longwood only expects 18 wheeler truck deliveries once or twice a month and they would be during normal operating hours.

Carissa and Mario Cifolelli asked for an explanation on the black out curtains that will shade the greenhouse lighting from the outside of the facility, Poterjoy showed an example of a facility that has the blackout curtains that will be installed.

Mario Cifolelli asked if there be fans, noting that he is concerned about exhaust/noise. Poterjoy noted yes, they will be on the west side of the building and will comply with township noise requirements. It was noted that the

township engineer has reviewed requirements. Cifoletti asked if air quality be tested on a regular basis, it was noted that there is no regulation that that be done.

Palmer asked that a request for Comitta to look at headlights from building be made to ensure the buffer is adequate. Michael will send this request to Comitta.

Carissa Cifoletti asked for an explanation of the zoning district. It was discussed that the Zoning review letter would be sent to them by Michael.

Poterjoy asked the commission grant preliminary approval.

Palmer responded that the commission needs time to thoroughly review everything noting that the review letter from the Township engineer was just received today.

Guthrie commented that he would like to see a plan that is cleaner to go to the Supervisors.

**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**

High Associates who is partner with Merion developers presented an overview of the application noting that a revised plan set was submitted to the Township on Friday.

Andrew Defonzo of D.L. Howell presented an overview of the plan.

Art Kaiser asked if there is a final decision made to where the trails will be located, Defonzo responded there has not been a final decision.

Art Kaiser asked for a rendering of the view shed from all sides of the property incorporating anything on the roof structure. Defonzo responded that he will follow up.

Art Kaiser commented that he has questions regarding the wrap around balconies on the west side of the buildings. It was confirmed that all buildings will have wrap arounds on the east and west sides.

Art Kaiser asked for confirmation on where the trash trucks will enter and where they are located in the building. It was noted that they trash receptacles

Steve Warner asked about entrances to the complex and what traffic flow is expected to look like, Defonzo illustrated his thoughts on the plan.

Kevin Coughlan asked about the entrances and berms associated with it as well as tree locations, Defonzo responded.

Aaron Petrie 612 Millers asked about the height of the buildings, DeFonzo responded.

Art Kaiser asked if at some point the disturbance will be addressed by the right of way on hazel. Defonzo responded that it will most likely be a 24” trench dug with a back hoe and any disturbance will be repaired.

**All Action deferred.**

**Novak**

**Address: 114 Carlton Dr.**

**Application Type: Preliminary**

**Clock Expires: 1/9/19**

**Team: 2**

Barry Walsh of EB Walsh and associations representing the applicant presented an overview of the Novak application.

Guthrie asked if any agreements with the neighbors, Novak responded that he believes that he is close and is working with the neighbors, Richard Francisco a neighbor of Sunstone lane responded that he also they are close.

**All Action deferred.**

<b>ADJOURNMENT</b>
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**Knudson made motion to adjourn. Palmer seconded the motion.  
Motion carried unanimously.**

The meeting adjourned at 9:03 p.m.

Respectfully submitted,  
Michael O'Brien  
Recording Secretary