



KENNETT TOWNSHIP
PLANNING & ZONING DEPARTMENT

TO: Kennett Township Board of Supervisors
FROM: Diane E. Hicks, Director of Planning & Zoning
Subject: Monthly Report - August

Planning Commission

The Planning Commission met by Zoom on June 30th and August 12th where they reviewed several ongoing submissions.

ENTERPRISE

Proposes construction of a 2,076 square foot single story commercial building with associated parking area to be used as offices for an Enterprise Rent-A-Car business. Located at 623 Millers Hill Road
The existing Enterprise location will be relocating to this site.

Status: The Planning Commission recommended Final Approval for this project which was granted by the Board of Supervisors on July 15, 2020.

AVELLO

Proposes to construct 6 apartment units. Location: 558 Creek Road.

Status: The Applicants Engineer presented a brief overview of the plan to update the Planning Commission on the status of the project which remains under review/pending. The plan was presented at the August 12th Planning Commission meeting where Preliminary plan approval was recommended to the Board of Supervisors conditioned upon addressing the comments in the AECOM review letter dated July 13, 2020.

KENNETT GATEWAY

Proposes the construction of a mixed-use development with 53 townhomes, 24 apartments and 16,800 square feet of commercial space located at the intersection of E. Cypress & Ways Lane.

Status: Conditional Preliminary approval was granted by the Board of Supervisors at their July 1st meeting. These conditions included approval of the requested 19 waivers as identified on the plan and an agreement for the private street maintenance of Ways Lane. The Planning Commission recommended this plan for Final Approval at their August 12, 2020 meeting.

300 EXELLON WAY

A sketch plan was presented to the Planning Commission which proposes upgrades to their existing facility including a proposed 7,000 s.f. building addition to house mechanical equipment, security enhancements at the site entrance and perimeter, as well as ancillary pavement modifications to support these improvements.

Status: Pending Review

Zoning Hearing Board

On September 3, 2020, the Zoning Hearing Board will hear **THE APPLICATION OF ANTHONY & SYLVAN POOLS** in regard to a property located at 100 Richardson's Brook Drive, where variance relief is sought from Section 240-1704.C (6)(b) and 240-1901.B(2)(c) of the Kennett Township Code to install an inground pool which will be 7.6 feet from the rear property line and over the allowable impervious coverage.

Historical Commission



The Historical Commission met by Zoom on July 28, 2020. Following a detailed report to the Board of Supervisors regarding the Isaac Allen House (pictured above), the Commission will be looking for volunteers to clean up the property. The Commission has lost several members over the past few months and are actively seeking new volunteers. If anyone is interested in joining the Commission, please contact the Township.

Environmental Advisory Committee

The EAC has been working in conjunction with the Brandywine Conservancy to update our Woodland Classification Map as our current version is over 20 years old. They have also reviewed the current Township's current landscape requirements in regard to recommending native plants be encouraged.

Codes Department

There were 21 Building/Zoning permits issued in the month of July. The permit reports are attached. We are beginning to do rental inspections again, therefore we would remind everyone that has a rental within the Township to register their unit. Registration forms are available online.

PERMITS ISSUED IN KENNETT TOWNSHIP

JULY

2020

<u>Issue</u>	<u>Permit</u>	<u>Owner/Builder</u>	<u>Tax Parcel</u>	<u>Tax Parcel Address</u>	<u>Description of Improvements</u>	<u>Job Cost</u>	<u>Permit Costs</u>
<u>Date</u>	<u>No.</u>		<u>Number</u>	<u>& Lot Number</u>			
7/1/2020	20131	Todd's Landscaping	62 4 402	425 McFarlan	Ramp/walkway	\$50,000.00	\$1,454.50
7/1/2020	20132	Warfel Construction	62 2 14	1109 E Baltimore PK	Interior Reno	\$183,376.00	\$3,369.50
7/1/2020	20133	Zena Florist	62 4 33.1	625 E Cypress UNIT D	Sign Permit	\$970.00	\$154.50
7/1/2020	20135	D/T Heating Cooling	62 5 67.18	204 S Fairville Rd	HVAC	\$7,689.00	\$199.50
7/7/2020	20136	Disabatino Landscapers	62 6 84	402 Pyles Mt Lane	Patio	\$40,000.00	
7/1/2020	20137	Nancy Papps	62 5 335	608 Inverness Ct	Deck repair	\$8,400.00	\$189.50
7/9/2020	20139	Bentley Homes	62 3 110	1044 James Walter Way	New Townhouse	\$182,000.00	\$3,322.50
7/9/2020	20140	Bentley Homes	62 3 110	1046 James Walter Way	New Townhouse	\$182,000.00	\$3,234.50
7/9/2020	20141	Bentley Homes	62 3 110	1048 James Walter Way	New Townhouse	\$182,000.00	\$3,234.50
7/9/2020	20142	Bentley Homes	62 3 110	1050 James Walter Way	New Townhouse	\$182,000.00	\$3,234.50
7/9/2020	20143	Bentley Homes	62 3 110	1052 James Walter Way	New Townhouse	\$182,000.00	\$3,322.50
7/10/2020	20144	Quality Fire Protection	62 3 68	759 Cypress St	Fire Supression	\$3,985.00	\$159.50
7/15/2020	20145	D & I HEATING	62 5 65.2	105 Burrows Mill	HVAC	\$4,807.00	\$169.50
7/15/20	20146	MOREVENT	62 5 75.5	107 Millbrook Dr	HVAC	\$14,702.00	\$269.50
7/20/2020	20148	1st Call Electric	62 4 861	406 Lantern Lane	Generator	\$9,500.00	\$304.50
7/21/2020	20149	Judy Gross	62 3 469	1251 Benjamin Dr	Patio	\$5,485.00	\$79.50
7/21/2020	20150	Clemens Builders	62 4 164	448 Bayard Rd	Garage repair	\$17,000.00	\$129.50
7/23/2020	20152	RW Decks	62 3 472	1410 Berry Dr	DECK	\$5,500.00	\$264.50

7/23/2020	20154	Horizon	62 5 226	6 Balmoral Ct.	HVAC	\$6,000.00	\$229.50
7/27/2020	20155	Emergency Maint Co	62 4 553	207 Victoria Ct	HVAC	\$2,845.00	\$199.50
7/27/2020	20157	Sunrise Decks	62 3 257	304 Elizabeth Dr	Deck	\$5,200.00	\$239.50

TOTAL	\$23,761.00
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