

**MINUTES OF THE KENNETT TOWNSHIP
PLANNING COMMISSION**

**801 Burrows Run Road
Chadds Ford, PA 19317
January 10, 2017**

Call to Order: Guthrie called the meeting to order at 7:05 p.m.

Members Present: Jim Guthrie, James Przywitowski, Rudy Karkosak, Lynell Laws, Marla Palmer, John Saraceno, Abe Hughes

Supervisors: Dr. Richard Leff and Whitney Hoffman

Township Manager: Lisa Moore

Minutes:

Palmer moved to approve the minutes of the December 13, 2016. Przywitowski seconded the motion.

Motion carried unanimously.

ANNOUNCEMENTS

Work Session:

There will be a work session January 24, 2017 held in the Township Meeting room at 7PM to discuss goals for 2017, the Sign Ordinance and a County Grant for Ordinance review.

NEW BUSINESS

Election of officers:

Przywitowski nominated Jim Guthrie for Chairman; this motion was seconded by Karkosak and unanimously approved.

Karkosak nominated Jim Przywitowski for Vice Chair; this motion was seconded by Palmer and unanimously approved.

Summary of 2016:

Guthrie reviewed Planning Commission accomplishments for the 2016 year which included a variety of ordinances and a number of subdivision and land development application reviews and recommendations.

Welcome New Members:

Guthrie welcomed Abe Hughes and Jay (John) Saraceno to the Planning Commission.

OLD BUSINESS

Traffic Impact Fee Ordinance:

Przywitowski presented an overview of the Traffic Impact Fee Ordinance noting it's an Ordinance that will allow the Township to impose a fee to developers for the increase of the number of trips the new development will cause.

Przywitowski made a motion that the Board of Supervisors approve the Traffic Impact Fee Ordinance with the following conditions:

- 1. The Township Solicitor document in memo form that Section 206-1010, which relates to the applicability of the proposed ordinance to past developments, is permitted under the MPC.**
- 2. Section 206-1010 is updated to reflect that the retroactivity period of 18 months will begin after November 4, 2015 which is the date on which Resolution 2015-20 was passed which established the Traffic Impact Advisory Committee.**

Karkosak seconded the motion.

Motion Passes Unanimously.

Traditional Neighborhood Design SALDO & Zoning Ordinance:

Lisa Moore noted that the latest version in front of the Planning Commission has all of the previous comments.

Przywitowski commented that at the December Planning Commission meeting, two proposals were presented to amend the Zoning Ordinance and the Subdivision & Land Development Ordinance to implement the Traditional Neighbor Design Option – 1 within the Business Park (BP) district and at that time he commented that the SALDO document appeared to be incomplete because the General Manual of Written & Graphic Design Guidelines was missing. Przywitowski noted these documents had been previously reviewed during the development discussions of the ordinance, and are considered critical to the successful implementation of the Ordinance and it was the intention that they would be an appendix to the Subdivision and Land Development Ordinance. Przywitowski noted there is still an issue because the SALDO ordinance does not specifically reference the Appendix A, but does reference the document by inference using the phrase General Manual of Written & Graphic Design Guidelines.

Przywitowski stated that he believes the intent of the ordinance is important and offers an important option for development consistent with the adopted Comprehensive Plan but rather than delay he made the following motion:

Przywitowski made a motion that the Board of Supervisors adopt the TND-1 option Ordinance Amendments for both SALDO and Zoning as revised Nov 30 2016, including the SALDO Appendix as revised Nov 30 2016. The motion is made with the condition that the SALDO Ordinance Amendment be revised to insert within Section 206-521 the phrase “as shown in Appendix A” of the SALDO ordinance. Laws seconded the motion.

Discussion:

Lisa Moore clarified that the Planning Commission had the manual as part of the draft throughout the entire process. Przywitowski confirmed, noting that it was never part of the Ordinance and that Tom Comitta's office submitted it now as an appendix to the Ordinance.

Lisa Moore asked that the Planning Commission give an overview of the Ordinance to the two new members as they may not be as up to date with the Ordinance. Przywitowski gave a general overview of the Ordinance. Saraceno asked for clarification of where the BP district is located, Guthrie pointed the BP district out on the Zoning Map. Hughes asked if Ways lane is included in the BP district. Guthrie responded that the only parts of Ways Lane that are included have already been developed. Hoffman commented on the uses in the proposed district and presented examples of what the area could look like.

Motion Passes Unanimously.

Sign Ordinance:

It was noted that the Sign Ordinance will be reviewed and discussed during the work session.

SUBDIVISION & LAND DEVELOPMENT PLANS

Clifton Mill:

Preliminary-Lot Line Change-Old Kennett pike

Zoning District: Acres: 5.9 Tax Parcel No. 62-7-16

Team: 3 Location: Kaolin Road No. of Lots: 2

Time Clock Expires: 2/9/17

Karkosak presented an overview of the Clifton Mill application noting that the Engineer review letter came back clean.

Karkosak made a motion to approve the preliminary Lot change for Clifton Mill. Przywitowski seconded the motion.

Motion Passes Unanimously.

South Mill Mushrooms:

Preliminary/Final-Lot Line Change

Zoning District: C Acres: 12.717 Tax Parcel No. 62-3-74

Team: 3 Location: 738 W. Cypress No. of Lots: 2

Time Clock Expires: 3/1/17

Karkosak presented an update of the application noting that a revised plan was submitted today, it will be reviewed by the Township Engineer and be back up for consideration next month.

All Action Deferred.

Sweetbriar:

Preliminary/Final-Land Development

Zoning District: R-4 Acres: 9.978 Tax Parcel No. 62-3-110

Team: Palmer/Karkosak Location: 912 S. Union No. of Lots: 38

Time Clock Expires: 3/1/17

Guthrie recused himself from discussions regarding the Sweetbriar property.

Palmer presented an overview of the application noting that the Engineer review letter had open issues which the applicant needs to address. The Township Engineer, Chris Fazio, noted that the applicant is getting closer and just needs to make a few more changes.

Scott Emerson, representing the applicant, noted that the contaminated soil is going to be taken off site now. Chris Fazio asked the applicant to place the remediation plan on the Final Plan.

Action Deferred.

Chatham Financial Parking Lot Expansion:

Preliminary/Final-Land Development

Zoning District: BP Acres: 3.222 Tax Parcel No. 62-4-67 & 62-4-67.1

Team: 1 Location: Whitehorse Ln No. of Lots:

Time Clock Expires: 3/24/17

John Jaros, council representing the applicant, and Joe Russella, Engineer representing the applicant, presented an overview of the proposed plan.

Guthrie and Przywitowski discussed the multi-story parking garage that was approved on the original plan which is no longer going to be built. It was discussed that since the plan that is now under consideration does not show the building, no amendments are needed to the prior plan.

Guthrie confirmed that the applicant does not need to go through the Land Development process, as it was already approved.

Guthrie asked if there will be an entrance directly onto McFarlan Road; Russella confirmed there would be and showed the proposed access location on the map.

Guthrie confirmed that the Giancola house, at 429 McFarlan Road, was purchased by Chatham Financial. Glenn Bauer, representing the applicant, confirmed that, but noted that Mr. Giancola still lives at the property and has survival rights.

Lisa Moore commented that although not finalized, in discussions regarding the Cox house, as part of the agreement, the Giancola house could be demolished.

Przywitowski confirmed that the number of Handicapped Parking spot requirements will be met.

Przywitowski also confirmed that the secondary access to Ways Lane was improved by the applicant.

Hughes asked how many people exit through the Ways Lane exit. Glenn Bauer responded he does not know the specific number but it is about evenly split.

Hughes, Guthrie and Lisa Moore discussed possible trail links from the property by way of McFarlan Road to the Borough. Lisa Moore commented that the Township had just been awarded another grant to complete sidewalks from McFarlan & Rosedale Roads, to Baltimore Pike and that sidewalk system will also connect into the Borough.

All Action Deferred.

ADJOURNMENT

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

The meeting adjourned at 8:07 p.m.

Respectfully submitted,

Michael O'Brien
Recording Secretary