

**MINUTES OF THE BOARD OF SUPERVISORS
OF KENNETT TOWNSHIP**

**801 Burrows Run Road
Chadds Ford, PA 19317**

February 1, 2017

Hoffman called the meeting to order at 7:00 p.m.

Present:

Chairman, Scudder G. Stevens
Vice-Chair, Whitney S. Hoffman
Supervisor, Dr. Richard L. Leff
Township Manager, Lisa M. Moore

MINUTES

Leff made a motion to approve the minutes from January 18, 2017. Hoffman seconded the motion. Motion carried unanimously 2-0 with Stevens abstaining from the vote because he had not been present at that meeting.

ANNOUNCEMENTS

Stevens announced that no executive session had been held.

Indoor Agriculture:

Lisa Moore announced that yesterday, the Indoor Agriculture Committee had a meeting with six local University Deans and representatives to discuss Indoor Agriculture in Kennett Township. Moore noted it was a very productive, positive and encouraging meeting. The committee took the guests on a tour of local mushroom facilities and afterwards discussions took place regarding possible future partnerships and other ideas, including the possibility of a Research and Development Center in the Township. The next steps will include setting up a committee and sub committees that include the University representatives.

Stevens noted that this is very positive news and asked which Universities were involved. Lisa Moore replied that the Universities included Lincoln University, Penn State University, Delaware State University, The University of Delaware, and The University of Maryland.

Stevens asked if Lisa Moore could give an update on Mike Guttman's trip to Singapore and how it relates to Indoor Agriculture. Lisa Moore reported that Mike Guttman was invited to speak at an Indoor Agriculture event

in Singapore and he presented the Township's initiative at the conference. The following day there was a press release in which a national firm gave an overview of the initiative.

Leff asked about the possible feasibility study and if a specific university would be using the study. Lisa Moore replied that all of the Universities would be working together. Hoffman added that the Universities were excited for the opportunities this would create for graduate students.

Richard Gaw asked the identity of the entity that spearheaded this and, how did it all start? Lisa Moore responded that it was started by the Township Sustainable Development Office and, specifically Mike Guttman.

Economic Development:

Lisa Moore announced that the Township and Borough leadership had a meeting regarding the Economic Development Study to discuss the best way to move forward. Lisa Moore noted it was agreed, at this meeting, that she and Borough manager Joe Scalise would work together with Mary Hutchins of Historic Kennett Square to create an Economic Development Board that will include members from the Township Board and Borough Council, as well as local business members, and members from the community. This newly formed Board will create a mission statement and vision to present to both the Borough Council and Township Supervisors. The goal is to combine the Township Economic Development department with that of the Borough so that there will be one economic director who will work on initiatives for the entire Kennett area. Lisa Moore noted that a grant will be applied for from the County to amend the zoning ordinances in both municipalities to allow the implementation of the Economic Development Study. Stevens asked when the next step will occur. Lisa Moore responded that by March 1st, they will present a list of names that they recommend for the Development Board to the Borough Council and the Township Supervisors for approval. By April 1st, a mission statement and vision will be presented for approval and by the end of the summer the new office would be up and running. Stevens and Lisa Moore commented that the Borough Council and Township Supervisors will need to agree on the direction for the Economic Development Study while, the Economic Development Board will be responsible for implementing the study. Stevens noted that it is very exciting news.

NEW BUSINESS

Traditional Neighborhood Design SALDO and Zoning Ordinances

Tom Comitta, Township Landscape Architect, presented the proposed Traditional Neighborhood Development Ordinances and described how the Ordinances came about. Comitta noted that there are a couple of minor issues that may need future amendments from the County Planning Commission and Township Zoning Officer might be asked to provide review letters if the Board so wishes.

Lisa Moore presented Ordinance SALDO, Ordinance 262 and Zoning Ordinance 263, noting that it is her recommendation to approve the Ordinances and come back with adjustments in the future as needed.

Hoffman made a motion to adopt SALDO Ordinance 262. Leff seconded the motion.

Discussion:

Leff asked if the minor changes could be made tonight. Lisa Moore responded that the Ordinance would need to be advertised again.

Leff noted that the types of things that might be changed, like net to gross, would make it easier for the developer and there could be other minor things...

Stevens commented that they feel it is fine to come back with an amendment in the near future.

Hoffman commented that it is exciting and feels it will lead to some very nice development.

Lisa Moore commented that this type of development would have a lot of different housing options with different price points.

Leff asked how hard it would be to extend this concept to the Commercial district. Comitta responded it would not be hard at all. Lisa Moore noted that it might be best to wait for that expansion, which would relate to economic development, so alignment with the Borough would not be complicated.

Motion carries unanimously.

Hoffman made a motion to adopt Zoning Ordinance 263. Leff seconded the motion.

Motion carries unanimously.

Tom Comitta commented on the design review committee and the plan submission process.

Gaw asked for clarification on what these Ordinances do for the Township. Comitta responded that it only applies currently to the BP district with parcels of 15 acres or more. It creates a mix of housing types along with nonresidential uses like a coffee shop and a park and would create its own small town within the development.

Nancy Hewes asked if the designs would include modern design elements. Comitta responded yes, developments would include modern designs and pointed out the example, in the Township, of the Chatham Financial design.

Hoffman presented other examples, ideas and her experiences with other Traditional Neighborhood designs like Celebration in Florida.

Traffic Impact Fee Ordinance

Lisa Moore presented an overview of the proposed Traffic Impact Fee Ordinance and introduced Derrick Kennedy of Remington & Vernick, the Township Engineers, who presented details of the proposed Ordinance including the fee, affected areas and specific requirements required by Act 209.

Leff made a motion to approve adopt Ordinance 264, Traffic Impact Fee. Hoffman seconded the motion.

Discussion:

Leff asked for confirmation that the area affected includes Five Points; Kennedy confirmed.

Motion passes unanimously.

Cedarcroft Homes-Project relief

Lisa Moore presented the history of the Cedarcroft Homes Development, noting that when the plans were approved in 2004, a note was added to the plan that when Chester Water brought the water main to the area, the developer Board of Supervisors Meeting, February 1, 2017

would install a fire hydrant if possible. To date, Chester Water has not brought the main to the area and after discussions with them, it was determined that, they have no plans to do so. Lisa Moore noted that she has a confirmation letter from Chester Water Authority confirming they have no plans to extend the main in the next 15 years and doubts they ever will since there is no room in that area for any additional development. Lisa Moore added that the developer is asking for relief from the Board of Supervisors since their letter of credit is about to expire their company is now out of business and there are no foreseen plans to add a water main.

Leff made a motion to grant Doug Hammond, former president of Brandywine Builders, relief from installing a hydrant, which would release his letter of credit due to the fact that Chester Water has no plans to extend the main. Hoffman seconded the motion.

Discussion:

Stevens asked for confirmation that there is no land available in the area that would require a main to be put in. Lisa Moore responded that is correct, as the development is right next to the cemetery and there is no other land open for development.

Stevens asked if there was any input from the fire companies. Lisa Moore responded no, and added that the fire company cannot force Chester Water Authority to put in a main.

Hoffman asked if the residents are aware there is no fire hydrant and if there is a way to notify future buyers of this. Lisa Moore responded that after a decision is made by the Board, her plans are to notify the residents in the development.

Stevens asked if there was any way to require the developer to put in a hydrant if a main ends up being put in later. Lisa Moore responded the only leverage we have now is the letter of credit but she does not know how we can require them to renew it if there is no possible way for them to do what is required, but she will ask them.

Lisa Moore noted that she did reach out to the Solicitor and he agreed that there is no case to hold the developer if there are no plans from Chester Water to install a main in the future.

Leff and Hoffman commented that if there are no plans for a main in the foreseeable future, there is no reason to continue to hold the letter of credit.

Motion passes unanimously.

ANNOUNCEMENTS

Hoffman announced that The Chocolate Lovers event, which benefits local organizations, needs bakers, and the United Way should be contacted, if anyone is interested.

Chief Nolt announced there will be Public Safety Forums on February 14th and 21st at 10am at Crosland's and Kendal auditoriums respectively. Nolt noted these forums will be focused on crimes that affect Senior Citizens. Stevens offered to pass on to Nolt, contact information for the Department of Ageing.

Chief Nolt commented that Kennett has a diverse community and immigration is always a concern. The Police Department is watching what is happening on the Federal level as things are changing and they are looking at how changes could affect the community. Stevens asked Nolt to review the process of someone who is arrested and at what point immigration status would/could come into play. Nolt responded that all that happens after sentencing, and nothing to do with immigration status changes or happens at the local level.

PUBLIC COMMENT

Nancy Hewes asked Chief Nolt if additional Safety Forums will be set up in the future which will target a younger audience. Chief Nolt responded yes and added that he is always open to suggestions for other topics and locations.

Cathy Burkett commented that she heard about a scam where people are callings and trying to get you to say your name and other personal information, which is recorded and used to steal your identity in other ways. Chief Nolt responded yes, this is a real scam, which is fairly new.

ADJOURNMENT

**Leff made motion to adjourn. Hoffman seconded the motion.
Motion carried unanimously.**

The meeting adjourned at 8:19 p.m.

Respectfully submitted,

Michael O'Brien
Recording Secretary