

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

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

**June 6, 2018**

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

Present:

Chairman, Scudder G. Stevens  
Supervisor, Dr. Richard L. Leff  
Township Manager, Lisa M. Moore  
Public Works Director, Roger Lysle  
Chief of Police, Lydell Nolt  
Township Solicitor, Dave Sander

Absent: Vice-Chair, Whitney S. Hoffman

**MINUTES**

**Leff made a motion to approve the minutes from May 16, 2018. Stevens seconded the motion. Motion carried unanimously.**

**ANNOUNCEMENTS/REPORTS**

**Executive Session**

Moore reported that the Board of Supervisors held an executive session at 5:00pm to discuss the acquisition of real estate and personnel matters.

**June 20<sup>th</sup> Open Space Public Meeting**

Moore reminded everyone that there will be a public open house on Wednesday, June 20<sup>th</sup> at 5pm pertaining to the Open Space assessment, all are welcome.

**July 4<sup>th</sup> Meeting Cancellation**

Moore announced that there will only be one Board of Supervisors meeting in July (July 18<sup>th</sup>) due to the Independence Day holiday.

## **Economic Development Director monthly report**

Moore introduced Nate Echeverria, the Townships Economic Development Director who presented his monthly report for the month of June:

### Economic Development Zoning Amendments

- *Anticipating final contract approval from the Chester County Commissioners on June 6<sup>th</sup> to begin the Economic Development Zoning Amendments funded through a Vision Partnership Program grant from the Chester County Planning Commission.*
- *Next steps will be the creation of a Project Taskforce, consisting of representatives from both the Borough of Kennett Square and Kennett Township. There will also be a day-long “Community Workshop” and similar public outreach efforts as part of this initial zoning amendment work.*
- *The project is anticipated to take 9-12 months from initiation to amendment adoption.*
- *This zoning amendment work is intended to happen alongside, and complement, the ongoing Township zoning rewrite work being facilitated by the Chester County Planning Commission.*

### Workforce/Affordable Housing

- *Actively participating in the KACS facilitated “Housing for All” discussions related to workforce and affordable housing. Next meeting is Friday, June 8<sup>th</sup>.*
- *I will be looking at workforce housing policies in both the Township and Borough through a small sub-group related to the creation of affordable housing through the use of Accessory Dwelling Units. This small sub-group will be examining existing Accessory Dwelling Unit policies and will be initiating a conversation related to how to regulate these unit-types. Similar subgroups will cover topics such as advocacy, data collection, landlord/tenant interactions, etc.*

### Outreach and Promotion

- *Continuing outreach to property owners, small businesses, relevant partners and the development community related to the priority growth areas identified in the Economic Development Study and respective Municipal and County Comprehensive Plans.*
- *Attended several conferences promoting economic development interests of Kennett Township and the Borough of Kennett Square. These conferences include the Indoor Ag Con from May 2-5, as well as the Congress for the New Urbanism from May 15-19. I also spoke at the Pennsylvania Downtown Centers Embracing Change conference, in which there was a contingent of state officials touring the Kennett-area. This conference took place from June 3-6.*

### Discussion:

Leff asked how the zoning changes dovetail with the changes that the planning commission is working on with the County. Echeverria responded that the work is parallel, the county is comprehensive where this work is more focused on commercial and Business Park.

Richard Gaw asked Echeverria to comment on economic development as it pertains to the Creamery in the Borough and why there is a delay on the opening. Echeverria responded that the Creamery is moving from more of temporary use to a more permanent use which requires additional codes and requirements to be met which is taking time. Echeverria commented on an example of sprinklers that are required in the building and the water main needing to be expanded on the street to handle the increased load.

## **NEW BUSINESS**

### **Black Rock Road Dedication**

Sander introduced proposed Resolution 2018-20 which if adopted would dedicate Black Rock Road from the Black Rock HOA to the Township.

**Leff made a motion to adopt Resolution 2018-20, accepting dedication of Black Rock Road from the Black Rock Association to the Township and authorizing the appropriate Township officials to execute the deed of dedication and have it recorded. Motion seconded by Stevens.**

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#### **Discussion:**

Chris Burkett asked why the Township would add to the list of roads that the Township has to already take care of noting that there are issues with the road as it pertains to its condition. Stevens responded that the Township had already committed to doing this a couple of years ago before litigation ensued between neighbors. Stevens commented that accepting this road as a Township road is a way to ensure that road is able to be taken care of. Moore commented that the neighbors requested this dedication due to the burden of the maintenance it has on them as taxpayers of the Township. Moore commented that the Township will get liquid fuels money for this road. Burkett asked if there was an engineering analysis done of the road noting that he does not believe the roads meets the standard. Burkett asked if any private road can be dedicated, is it open season. Moore commented that boards over the years past have agreed to dedicate roads to the Township. Burkett commented on the dedication and his experience. Lysle commented on the condition of the Road. Chris Burkett commented on the evaluation. Joe Duffy commented that the road is 32 years old and was paved about nine years ago and has been maintained by the HOA.

**Motion carried unanimously.**

### **Indoor Agriculture Feasibility Study presentation**

Michael Guttman, Sustainability Director for the Township introduced Eric Stein, Ph.D. whom presented the Center of Excellence for Indoor Ag, Feasibility Study Findings. It was noted that the report and presentation is available on the Township website.

#### **Discussion:**

Leff asked for clarification as to if there is any other similar centers. Stein replied there are no other centers similar to the proposed as it pertains to indoor agriculture.

Leff questioned how much more sustainable can the lighting be, Stein responded with examples of lighting efficiencies.

Richard Gaw asked how centers like this would be funded. Stein noted that it is a little premature as nobody has gotten into the design stage but there is many opportunities to raise money from private and government sources.

Matt Freeman sked if there are examples of abandoned warehouses where this sort of farming is already happening. Stein replied with examples. Guttman responded that rehabbing buildings is likely not the best economic model.

Lisa Moore commented that it is not the Townships goal to build the center of excellence, but entice investors to come in and build it.

Diane McGovern asked what the economic development impacts would be of having a Center of Excellence in the Township. Moore responded that she see it benefiting the local economy and asked Chris Alonzo to comment and a large mushroom grower in the Township.

Chris Alonzo commented on his businesses support and interest in indoor agriculture and the center of excellence.

## **Rosedale Road Streambank Payment #2**

Moore presented the recommendation of payment to Guardian Environmental Services of \$2,614.15. Moore noted that the Townships Engineer has reviewed the work and recommends the payment.

**Leff made a motion to approve the payment of \$2,614.15 to Guardian Environmental for the Rosedale Streambank project. Motion seconded by Stevens.**

### **Discussion:**

Stevens asked if Lysle is satisfied with the work of the project. Lysle responded yes.

**Motion carried unanimously.**

## **Open Space Loan Revisions**

Moore presented a revised Open Space loan/line of credit dropping it down to the loan down to 5 million. 3.25 million will be used very soon, the remainder would need to be brought before a public

**Leff made a motion to adopt Resolution 2018-16 authorizing the issuance of a 5 million dollar note. Motion seconded by Stevens.**

**Motion carried unanimously.**

**Leff made a motion to enact the Ordinance 277 required by DCED for the 5 Million dollar line/line of credit.**

**Motion seconded by Stevens.**

**Motion carried unanimously.**

## **SUBDIVISIONS**

### **Stonehouse (Sweetbriar) Escrow Release #6**

Lisa Moore presented Escrow Release #6 in the amount of \$119,800.00 for Stonehouse (Sweetbriar) with a remaining balance of \$1,297,635.69 which has been reviewed and approved by the Township Engineer.

**Leff made a motion to approve Escrow release #6 in the amount of \$119,800.00. Stevens seconded the motion.**

**Discussion:**

Stevens and Leff questioned if all site work issues have been resolved. Moore and Lysle responded yes.

**Motion carried unanimously.**

**PUBLIC COMMENT**

Diane McGovern asked when the loan will have to be paid back and how it will be paid back. Moore responded that the loan is a ten year loan and will be paid by the open space tax.

**ADJOURNMENT**

**Leff made motion to adjourn. Stevens seconded the motion.**

**Motion carried unanimously.**

The meeting adjourned at 8:16 p.m.

Respectfully submitted,

Michael O'Brien  
Recording Secretary