

**KENNETT TOWNSHIP  
PLANNING COMMISSION MINUTES**

**June 2, 2009**

**MEMBERS PRESENT:** J. Guthrie, B. Listerman, J. Haedrich, J. Przywitwoski, B. Hewton, M. Sabo, C. Alonzo and W. Cooper **Absent:** A. Verplanck

**SUPERVISORS PRESENT:** R. Hammaker and A. Falcoff

**CALL TO ORDER:** The minutes from the May 5, 2009 meeting were approved as distributed.

**ANNOUNCEMENTS:**

1. There will be a Work Session on June 9th at 7:00 p.m. to discuss the Luthern House and take a tour of the facility..

**SUBDIVISIONS AND LAND DEVELOPMENTS**

**Greenwood Mushrooms - Land Development - Preliminary**

SA District Acres 23.8 Tax Parcel No. 62-4-258 & 62-4-261.1  
Hillcrest Engineers Drawing Date: 11/5/2008  
Location: Norway Rd No. of Lots: 0  
90 Day Clock Starts: 12/2/2008 New Clock Expires: 8/31/2009

Bob Johnston stated that the applicant met with Chester Water Authority to discuss placement of a drainage pipe. All action was deferred.

**Kennett Business Park – Final - LD**

LI District Acres: Tax Parcel No. 62-  
Advanced Geo Services Drawing Dated:  
Location: Mill Road No. of Lots: 0  
90-Day Clock Starts: 1/4/05 Expires: 8/17/2009

Matt Sabo gave an update on the proposal stating that the applicant is waiting for a review letter from URS and Gilmore Associates and Anne Walters both submitted review letters. All action was deferred.

**Hionis Property – Land Development – Final**

C District Acres: 1.99 Tax Parcel No. 62-5-38  
E.B. Walsh Associates Drawing Dated: 6/22/2006  
Location: Route 52 No. of Lots: 0  
90-Day Clock Starts: 1/4/05 Expires: 8/31/2009

Chris Alonzo presented this proposal to build a family style restaurant located on Route 52 at Mendenhall. He stated that the applicant is waiting for review letters. All action was deferred.

**Shepherd Property – Conditional Use – Article XVII**

Bill Hewton presented this proposal to create 12 lots including one lot with historic interest under Open Space Design Option Article XVII with David Shepherd, applicant, present. He stated that the applicant is waiting for



**Ristoki/Holliday Farms Property – LLC – Sketch**

Jamie Ristoki presented a sketch plan to create one new lot consisting of 2.5 acres. He stated that he will be submitting a minor final subdivision plan for the July meeting. The subcommittee will schedule a site walk.

**Luther House/Kendal**

John Haedrich discussed the possibility of a joint Luther House and Kendal community in Kennett Township. Issues that were discussed were density, sewer and the need of separate parcels for each building. Bob Adams responded for these issues and stated that the need for separate parcels for each building is permitted and the proposed type of housing would need revised zoning area. John Haedrich suggested that there could be an agreement with the Luther House that a payment would be made to the Township to support services in lieu of taxes. This proposal is parcel agnostic. Lou Wonderly, Luther House, extended invitations to the Commission to visit the Luther house in Jennersville. Allan Falcoff suggested that the proposal be placed in an area where the zoning would accommodate the proposal. Ed Foley state that an overlay district would be needed for this proposal. Jim Guthrie stated that an overlay district should be specific to an entire area. The Commission will ask for advice on the proposal from the Chester County Planning Commission. The consensus from the Commission is they would like to see the applicant move forward and they will meet with the Commission at their work session on June 9th.

**Adjournment:** The meeting adjourned at 9:11 p.m.

Respectfully submitted,

Lisa M. Moore  
Secretary-Planning Commission