



KENNETT TOWNSHIP PLANNING COMMISSION

Wednesday January 13, 2021– 7:00 pm

Minutes

Call to Order:

A virtual meeting of the Kennett Township Planning Commission was held on the above date. Planning Commission members present (6) included Jim Guthrie, Chair; James Przywitowski, Vice-Chair; Rudy Karkosak, John Saraceno, Pat Muller, Shawn Knudson. Absent members included (2) Lynell Laws, and Bruce Bilotti (Alternate). Also, in attendance was Diane E. Hicks, Director of Planning & Zoning, and Amy Ferris (Admin. Asst to Planning & Zoning).

Meeting Minutes:

A motion was requested for approval of the December 1, 2020 Minutes. Motion was made by Jim Przywitowski and seconded by Rudy Karkosak to approve the minutes as presented.

Motion carried unanimously (6-0).

SUBDIVISIONS/LAND DEVELOPMENT:

AVELLO

Jim Fritsch of Regester Associates announced to the committee that HOP approval was confirmed from Penn Dot and requested the plan be considered for final approval.

An amended motion was made by Jim Przywitowski and seconded by Shawn Knudson as follows:

The Subcommittee moves that the PC recommend that the BOS grant Final Plan Approval to this application subject to the following conditions:

1. All Final Plan requirements as stated in SALDO 206-307 through 309 are addressed to the satisfaction of the Township. This includes:
 - a. A Penn DOT Highway Occupancy Permit should be provided in accordance with §206- 307.A.(3). (e).
 - b. A Subdivision and Land Development Improvements agreement, including offers of dedication, should be provided in accordance with §206-307. A.(3).(a) and §206-404.G.
 - c. A performance guarantee/escrow per §206-309, as well as the associated financial security agreement
2. The house/box numbers should be provided on the plans. The Township should assign house or box numbers (See AECOM 12-1-2020 Subdivision and Land Development comment 4.a).
3. The Township Solicitor should review and issue confirmation letters on the recorded water and clear site triangle easement agreements that were submitted, as well as plan note 43 regarding blanket easements over multiple parcel subdivision and Land Development (See AECOM 12-1-2020 comment 4.c).
4. A stormwater O&M agreement must be approved by the Township and Township Solicitor. The Township Solicitor should review the partially completed sample Stormwater O&M Agreement that was submitted (See AECOM 12-1-2020 Stormwater Management comment 4).
5. The Applicant should clarify well metering relative to sewer billing for wells on the project parcel. A plan note should be added to memorialize well metering conditions (See AECOM 12-1-2020 Sewer comment 1).
6. Applicant should resolve any outstanding plan notes requested in Aecom's December 1, 2020 letter.

The Subcommittee further requests that the Township Staff be attentive to any impact that may occur on the final plan due to the ultimate design of the fire safety systems, and as appropriate, recommend to the PC suggested changes to the Township Zoning or SALDO ordinances for future consideration.

Motion carried unanimously (6-0).

A motion for adjournment was called at 7:22 pm. Motion carried unanimously (6-0).