



Planning Commission Meeting Minutes

In-person Meeting Kennett Area Senior Center 427 S. Walnut St. Kennett Sq PA

February 14, 2023

7:00 p.m.

Present: *Jim Guthrie, Chair; James Przywitowski, Vice-Chair; Pat Muller, Anne Verplanck, John Saraceno and Rudy Karkosak. Absent: Lynell Laws and Shawn Knudsen (alternate). Also in attendance were Diane Hicks, Director of Planning and Zoning and Amy Ferris, administrative assistant to Planning and Zoning.*

Absent:

1. Call to Order

2. Approval of previous minutes 1.10.23

3. Announcements

Jim Guthrie announced that the Spar Hill demo is moving forward and that the new Zoning Ordinance was approved by the BOS.

4. Business Items- Subdivision and Land Development

a. Mastrippolito/Maurer 730 Rosedale Rd. (Team 2)

Represented by Philip Mastrippolito, property owner.

Applicant proposes to subdivide 20-acre property into two 10 acre lots with a shared driveway. A site walk was recommended. All action deferred.

b. KACS 734 W. Cypress St. Sketch Plan/Conditional Use (Team 1)

Represented by Leah Reynolds, Tom Schrier (Regester Associates), Joe Riper

Applicant proposes to build a new 10,000 sq. ft. warehouse in Kennett Township.

Parcels are in Kennett and New Garden Townships. The principal function of the new building will be a food warehouse servicing over 750 families in Southern Chester County.

Conditional use is sought, and applicant has requested a BOS hearing. All action deferred.

c. Parkside 410-414 N. Walnut St (Team 3)

Represented by Ken Matthews.

Mr. Matthews offered a general update on the project, stating that new plans are forthcoming, and all AECOM comments have been addressed. Sewer capacity questions were raised. Stan Corbett, township engineer stated that the borough and township have an intermunicipal agreement and additional coordination is needed. Jim Guthrie asked for an additional Landscape review by Tom Committa.

AJ McCarthy, fire chief was present to comment on the fire truck turning plans. Chief McCarthy explained that the streets proposed are typically smaller than other neighborhoods and a special fire truck will need to be ordered and could take up to 4 years to acquire.

All action deferred.

5. PPP Grant- Shutt Property

A motion was made by Rudy Karkosak to approve the grant. Motion was seconded by Jim Przywitowski. Motion passed 6-0.

6. Adjournment

*Motion to adjourn was made by Pat Miller and seconded by Anne Verplanck. Motion passed 6-0.
The meeting adjourned at 8:25 pm*

Respectfully submitted,
Amy Ferris
Administrative Assistant, Planning & Zoning