



Planning Commission Meeting Minutes

In-person Meeting Kennett Township 801 Burrows Run Road, Chadds Ford PA

19317

March 14, 2023

7:00 p.m.

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

Absent: Lynell Laws and Shawn Knudsen(alternate)

1. Call to Order

2. Approval of previous minutes 2.14.23

3. Announcements

Jim Guthrie welcomed the Commission back to the newly renovated Township building and announced that Parkside had no updates. All action deferred.

4. Business Items- Subdivision and Land Development

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

Represented by Jim Fritsch, Regester Associates

Applicant proposes to subdivide 20-acre property into two 10 acre lots with a shared driveway.

A site walk took place on 2.23.23.

James Guthrie made a motion to grant the request made by Mr. Mastrippolito to subdivide his property and to recommend to the Board of Supervisors to approve the plan with the following conditions:

1. The township solicitor will review and approve an access easement between the parcels.
2. The applicant will comply with the Right of Way request.
3. Resolution of any open items in the AECOM review letter dated 2.14.23.
4. Commission suggested that applicant consider a land conservation easement on property.

Motion seconded by Pat Muller. Motion passed unanimously (6-0).

b. Kendal Longwood Health Center Sketch Plan (Team 1)

Represented by Joyce Gerhart, RGS Associated and Roy Manno, Kendal Crosslands

Address: 1109 E. Baltimore Pike UPI#: 62-2-3

Applicant proposes a 32,200 s.f. building addition/renovation.

Ms. Gerhart summarized the plan update which will now have 114 medical beds instead of 115, and 22 independent living units. The Health Care facility will be on the first floor and the lower level will comprise of the 22 independent living units. 48 parking spaces will be added.

A site walk was requested by James Przywitowski.

All action deferred.

5. Adjournment

Motion to adjourn was made by Anne Verplanck and seconded by Pat Muller. Motion passed 6-0.

The meeting adjourned at 7:45 pm.

Respectfully submitted,

Amy Ferris

Administrative Assistant, Planning & Zoning

