



# Planning Commission Meeting Minutes

In-person Meeting Kennett Township 801 Burrows Run Road, Chadds Ford PA 19317

May 9, 2023

7:00 p.m.

**Present:** 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:** Jim Guthrie, Lynell Laws, and Shawn Knudsen(alternate)

## 1. Call to Order

## 2. Approval of previous minutes 4.11.23

## 3. Business Items- Subdivision and Land Development

### a. Greenwood Elementary School Sketch Plan

Applicant proposes new 105,000 elementary school. Project assigned to Team #1. All action deferred.

### b. Historic Demolition of 551 Rosedale Rd.

Represented by Rich Nichols. Mr. Nichols, with approval from the Historic Commission, proposes to purchase the property to add to his own, and demolish the structure due to the poor condition of the building. The Historic Commission recommends demolition and the PC unanimously agreed.

A motion was made by Pat Muller to recommend to the Board of Supervisors to approve the Historic Commission recommendation to demolish the structure and seconded by Anne Verplanck. **Motion carried 5-0.**

### c. Palita Automotive (Team 1)

Address: 711 E. Baltimore Pk. UPI #62-4-21

Represented by Tom Schreier, RLA, Hillcrest Associates

Applicant proposes a 1747 s.f. addition to the current 2453 s.f. automotive shop. Waivers were requested from the following sections of the Subdivision and Land Development Ordinance:

1. *§206-306: A waiver is being requested from §206-306 to submit the plan as a Preliminary/Final Plan. A waiver is being requested due to the simple nature of the project.*
2. *§206-403.E: A waiver is being requested from §206-403.E to not provide a Visual Resources Site Analysis Plan. A waiver is being requested as the site does not contain any visually significant resources.*

A comment was made regarding the overall condition and number of vehicles on the property. Mr. Palita stated that he would have the cars removed and maintain the site moving forward.

A motion was made by Jim Przywitowski and seconded by Anne Verplanck to approve the plan as a Preliminary/Final submission to the Board of Supervisors along with the requested two (2) waivers conditioned upon resolving any open comments found in the Aecom and TCA, review letters of May 3, 2023. Additionally a plan note is to be added stating: *The proposed use must comply with all Township requirements regarding automotive repair uses, including but not limited to the following Zoning Ordinance Section 240-1904 restrictions:*

1. *Automotive parts, refuse, and similar articles shall be stored within a building or enclosed area.*
2. *Vehicles or other machinery waiting for repairs shall be parked in designated parking spaces, however, shall not be stored outdoors for more than ten (10) days. Scrap or parts vehicles shall be stored indoors, or directly behind the repair building in a fenced area of no more than 10% of the lot area and where they are out of public view.*

**Motion passed 5-0.**

## 4. Adjournment

Motion to adjourn at 8:45 p.m. was made by Jim Przywitowski and seconded by Pat Muller. **Motion passed 6-0.**

Respectfully submitted,

Amy Ferris

Administrative Assistant, Planning & Zoning