

**MINUTES OF THE KENNETT TOWNSHIP
PLANNING COMMISSION**

**801 Burrows Run Road
Chadds Ford, PA 19317
May 14, 2019**

Call to Order: Guthrie called the meeting to order at 7:00 p.m.

Members Present: Jim Guthrie, James Przywitowski, John Saraceno, Shawn Knudson, Marla Palmer, Rudy Karkosak, Lynell Laws, Pat Muller (Alternate)

Absent: Bruce Bilotti (Alternate)

Minutes:

Muller moved to approve the minutes of the April 9, 2019 meeting. Przywitowski seconded the motion. Motion carried unanimously.

ANNOUNCEMENTS

Work Sessions:

There will be a work session held on June 4, 2019 at 6:30pm.

NEW BUSINESS

N/A

OLD BUSINESS

N/A

SUBDIVISION & LAND DEVELOPMENT PLANS

Parkside

Address: 410/412/414 North Walnut Street (East side of Rt. 1, just south of the Rt. 1 bypass)

Application Type: Preliminary/Final

Clock Expires: Indefinite

Team: 3

No presentation.

All Action deferred.

Novak

Address: 114 Carlton Dr.

Application Type: Preliminary

Clock Expires: Indefinite

Team: 2

No presentation.

All Action deferred.

Avello

Address: 556 Creek Road

Application Type: Preliminary Land Development

Clock Expires: Indefinite

Team: 1

No presentation.

All Action deferred.

Corrado

Address: 233/235 Old Kennett

Application Type: Preliminary/Final Lot line change

Clock Expires: 7/8/19 (for PC)

Team: 2

Saraceno reviewed an overview of the Corrado application. Dan Maisano representing the application was available to answer any questions from the Planning Commission.

Saraceno made a motion to recommend that the Board of Supervisors approve the Corrado lot line application with the condition that a DEP planning module waiver is obtained.

Laws seconded the motion.

Motion passes unanimously.

Summers

Address: 537/555 Rosedale

Application Type: Final Minor Subdivision

Clock Expires: 7/8/19 (for PC)

Team: 3

Jim Fritch representing the Summers application presented an overview of the application. Fritch distributed a waiver request letter addressed to the Township dated May 14, 2019.

Fritch asked that the Planning Commission recommend to the Board of Supervisors the approval of the final minor subdivision and requested waivers. Karkosak commented that he believes the recommendation is premature and will be addressed in June once a clean recommendation letter is obtained from the Townships Engineer.

Guthrie noted that the applicant should check the Townships comprehensive plan noting that he believes a 50' easement is required instead of the 33 that is on the current plans.

The subcommittee discussed that need for a site walk. It was noted that if the applicant changes the easement to 50', a site walk will not be required.

All Action deferred.

Mitchell Homes (Smith Tract)

Address: 540-548 Rosedale Road

Application Type: Preliminary Land Development

Clock Expires: Indefinite

Team: 1

No presentation.

All Action deferred.

Frick

Address: Rt 52/Hillendale

Application Type: minor subdivision

Clock Expires: Indefinite

Team: 2

Linda Frick, applicant presented her application for a minor subdivision. The Planning Commission clarified points on the plan. Frick noted that she will be submitting revised plans showing the existing garage shown in a different location, off of the setback.

The subcommittee noted they will be setting up a site walk with Ms. Frick.

All Action deferred.

ADJOURNMENT

Karkosak made motion to adjourn. Palmer seconded the motion.

Motion carried unanimously.

The meeting adjourned at 7:29 p.m.

Respectfully submitted,
Michael O'Brien
Recording Secretary