



# Planning Commission Meeting Minutes

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

June 13, 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 5.9.23

## 3. Business Items- Subdivision and Land Development

### a. KACS Conditional Use 734-738 Cypress St. Team #2

Represented by Joe Riper and Tom Schreier.

Applicant proposes 24,000 new s.f. building to be used as a personal service establishment with accessory uses of professional office space and a food cupboard. The community service outreach center will be completed in two phases. Questions were raised about lighting which was deferred to the land development phase. A motion was made by Jim Guthrie and seconded by Pat Muller to approve the Conditional Use plan to the Board of Supervisors contingent upon open comments as summarized in the AECOM memorandum of May 30, 2023.

**Motion passed 6-0.**

### b. Greenwood Elementary School Sketch Plan Team #1

Represented by Mark Buchvalt, engineer and Michael Bell, architect.

Applicant proposes a new 105,000 s.f. elementary school which will feature a “public wing” containing a cafeteria, gymnasium, library, and student support services, and an “academic wing” featuring state of the art classrooms for 660 students and 80 staff. The school is supplied by public water, however connecting to public sewer is not an option. A new septic system will be built, replacing the existing system. The design aesthetic of the school will reflect a traditional brick and limestone exterior. Car and bus parking and lanes have been extended for a smoother traffic flow. Classrooms will look out upon the open field to the right of the building. A site walk was requested by Team #1.

**All action deferred.**

## 4. Review of Zoning Amendments

A motion was made by Jim Guthrie and seconded by Pat Muller to approve some minor amendments from the updated Zoning Code.

**Motion passed 6-0.**

## 5. Adjournment

Motion to adjourn at 8:45 p.m. was made by Rudy Karkosak and seconded by John Saraceno.

**Motion passed 6-0.**

Respectfully submitted,  
Amy Ferris  
Administrative Assistant, Planning & Zoning