



KENNETT TOWNSHIP PLANNING COMMISSION

Wednesday July 14, 2021– 7:00 pm

Minutes

Call to Order:

A meeting of the Kennett Township Planning Commission was held on the above date. Planning Commission members present (6) included Jim Guthrie, Chair; James Przywitowski, Vice-Chair; Rudy Karkosak, Pat Muller, John Saraceno and Shawn Knudson. Absent members included (2), Lynell Laws, and Bruce Bilotti (Alternate). Also in attendance were Diane E. Hicks, Director Of Planning & Zoning and Amy Ferris (Admin. Asst to Planning & Zoning).

Meeting Minutes:

A motion was requested for approval of the April 14, 2021, Minutes. Motion was made by Rudy Karkosak and seconded by Jim Przywitowski to approve the minutes. Motion carried unanimously (6-0).

Announcements:

Jim Guthrie announced the passing of a local resident, Art Kaiser, who had attended many previous Planning Commission meetings.

SUBDIVISIONS/LAND DEVELOPMENT:

Plumley/ Tobia Lot Line Change (Preliminary/Final Subdivision)

Location: 390 N. Broad St. & 361 N. Union St.

Represented by George Plumley, homeowner

The Subdivision Plan proposes the transfer of 9,232 square feet between 2 existing lots. The project site is in the R-4 Residential zoning district. Mr. Plumley described the lot line change which seeks to add to his parcel located on N. Broad Street. Currently the property located at 390 North Broad Street is non-conforming in size being 17,000 s.f. +/-, the additional square feet will allow both lots to be in conformance with zoning. The applicant has requested 11 waivers from the Subdivision/Land Development ordinance since no construction is proposed on the site. Diane Hicks noted that both the County and Township Engineer have recommended approval for this plan. Recommendation of conditioned final plan approval and requested waivers was made by Rudy Karkosak and seconded by Przywitowski. Motion carried unanimously (6-0).

TEXT AMENDMENT:

Location: 716 W. Baltimore Pike

Proposed amendment to the Medical Marijuana Dispensary Ordinance.

Represented by: Neil Land, attorney for Eagle Energy Systems, Joe Nolan from Eagle Energy Systems and Tom Trite, medical marijuana dispensary owner.

Mr. Land was present to request a text amendment to the existing ordinance which allows the use of a medical marijuana dispensary in the Commercial zoning district with a 250-foot setback from a residentially zoned property line. The proposed amendment would allow the use with a 250-foot setback to a residentially zoned and occupied dwelling. The proposed use is located across from the Penn's Manor residential subdivision. Mr. Land explained that the Penns Manor HOA open space is immediately across from West Baltimore Pike, by 25 feet and there are no occupied residential dwellings located within the required 250-foot setback of the property, however a small rear portion of a lot falls within the setback area, but not the structure. The Planning Commission discussed the need for a setback when a use is permitted. As the Zoning Ordinance is in the process of being updated it was thought that elimination of a setback could be discussed at prior to final adoption if warranted. A motion was made by John Saraceno seconded by Pat Muller to recommend approval of the text amendment as proposed. Motion carried (5-1) Jim Przywitowski opposed the motion.

REQUEST TO DEMOLISH CLASS II B Historical Structure

Location: 101 Cold Springs Drive

Represented by: Ridge Larick, property owner

Jim Guthrie started the presentation by giving a history of the property dating back to 1713 and summarizing by saying that even though this was not the original house, the current house was built in 1897, the property has historic value. Mr. Larick had presented photos of the house in various stages of disrepair, mainly water damage, and spoke about his plan to demolish the structure saving any usable materials he can, including a stone structure and outbuilding, then building a new house on the lot. He presented new drawings and an outline with costs of his plans.

The commission concluded that a site walk for the property is necessary, which will include Bob Wise, the township Historical Consultant. Members of Team 1 (Jim Guthrie and Pat Muller) along with John Saraceno will be present for the walk scheduled for July 26th.

All action deferred.

Diane Hicks was asked about the Zoning update.

There being no further business, motion was made by Pat Muller to adjourn seconded by Jim Przywitowski. Motion carried (6-0).

The meeting adjourned at 8:25 pm.

Respectfully Submitted,

Amy Ferris
Secretary Pro Tem