

KENNETT TOWNSHIP PLANNING COMMISSION

Tuesday August 9, 2022– 7:00 pm



Call to Order:

A session of the Kennett Township Planning Commission was held on the above date. Planning Commission members present (5) included James Guthrie (chair), James Przywitowski, Vice-Chair; Pat Muller, John Saraceno, and Rudy Karkosak. Absent members (2) included Lynell Laws, and Bruce Bilotti (Alternate). Also in attendance were Diane Hicks (Director of Planning and Zoning), and Amy Ferris (Admin. Asst to Planning & Zoning).

Meeting Minutes:

A motion was requested for approval of the April 12 and July 12 minutes. A motion was made by Jim Przywitowski and seconded by Pat Muller. Motion carried 5-0.

Announcements:

Jim Guthrie announced that the Zoning articles would be discussed over the next work sessions until October 2022.

SUBDIVISIONS/LAND DEVELOPMENT

Bishop Nursing Home Preliminary/Final Team #2

Location: 1048 E. Baltimore Pk

Represented by Stephen Wasylyszyn, Matthew Houtman and Joe Riper, Esquire

Mr. Wasylyszyn summarized the project by stating the project proposes a lot line change dividing the property into two parcels, one to go to Longwood Gardens and one to Longwood Veterinary Hospital. Questions were raised about road access and development of the properties. Richard Marquard, representing Hamorton United Methodist Church, 1052 E. Baltimore Pk., and Chris Havard, 10 Maple Lane, questioned the possible impact of Longwood Gardens buying the parcel and uses currently allowed in that district. The members of the commission expressed concern over several open comments referenced in the AECOM review letter that were not satisfied and concluded that until the comments raised by AECOM were addressed no action could be taken. All action deferred.

Estate of Avello Sr. Preliminary Final Team #1

Location: 554 Creek Rd

Represented by Rick Avello, property owner and Chester Diem, Register Associates.

Mr. Diem summarized the project by stating the Mr. Avello lives on the property and would like the parcel with his residence to be separate from the business. The plan currently proposes (12) twelve waivers and (5) zoning variances. Mr. Avello stated that changing the lot lines would make the parcels "cleaner" and more defined. Additionally, the proposed plan presented the least number of variances. The commission reviewed the comment letters and determined that a site walk would be scheduled. All action deferred.

The Planning Commission discussed updated zoning articles and a proposed change to the zoning map.

There being no further business, a motion to adjourn was made by Pat Muller and seconded by Rudy Karkosak. Motion carried (5-0). The meeting adjourned at 8:56 pm.

Respectfully Submitted,
Amy Ferris
Planning Secretary