



## KENNETT TOWNSHIP PLANNING COMMISSION

Wednesday August 11, 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 (5) included Jim Guthrie, Chair; James Przywitowski, Vice-Chair; Rudy Karkosak, Pat Muller, and John Saraceno. Absent members included (3), Shawn Knudson, 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 July 14, 2021, Minutes. Motion was made by John Saraceno and seconded by Rudy Karkosak to approve the minutes. Motion carried unanimously (5-0).

#### **Announcements:**

Jim Guthrie asked for an update on the Zoning Code. Diane Hicks stated there was no update.

#### **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 summarizing his visit to the property on July 26, 2021. Jim described the issues with restoration to the property characterized by water damage, gutter failure on the lower floors, lack of proper materials on the headers/veneer which all allowed water to seep in.

Jim stated that due to the extent of damage of the house, that it should be left up to the discretion of the owner on how to fix the issues.

Mr. Larick commented that his report was more detailed on the damage to the house, and that he planned to salvage and repurpose any materials that could be saved, in addition to the stone spring house on the property.

Pat Muller made a motion to recommend to the Board of Supervisors that the application for demolition for 101 Cold Springs Drive be approved. Rudy Karkosak seconded the motion. Motion carried unanimously (5-0).

#### **REVIEW OF PROPOSED DEVELOPMENT IN EAST MARLBOROUGH TOWNSHIP**

**Location: South side of E. Baltimore Pike**

**Represented by: John Jaros, Land Use Counsel, and William Roundtree, Director of Development of Wright Partners Engineering Firm**

Mr. Jaros began the presentation by explaining that in 2019 the original project consisting of 7.6 acres (2 acres in Kennett Township abutting Longwood Crossing) was conditionally approved for a 3500 sq. ft bank with a drive through window, convenience market with gas and a 2 story medical office building. The project was conditionally approved with 30 conditions, at the time Royal Farms was the intended tenant, now the project is moving forward with amendment to switch out the bank with a restaurant with eat in or take out, but no drive through as previously planned, a Wawa gas station and the medical office building. The project still needs to go through final land development and has been the subject of several hearings in East Marlborough. Diane Hicks brought this project to the attention of the Planning Commission after a resident from Longwood Crossing, Judy Jackson, contacted her regarding the project and the potential impact on her subdivision. Mrs. Jackson was present and asked questions regarding traffic impact, safety concerns, proximity from proposed parking space, lighting, and increased traffic. Diane Hicks stated that she would keep Mrs. Jackson apprised of the hearings and meetings regarding this project.

James Przywitowski asked Diane for clarification on the committee's charge on this project. Diane clarified that East Marlborough Township had required the Applicant to present their plan changes to Kennett Township to inform and

get feedback. Questions that arose from the committee were: wind direction, open space, potential restaurant odors/exhaust, landscaping, lighting, and traffic.

Team #1 will be assigned to the project and will look over the plans and make comments. Mr. Jaros suggested that any comments or questions can be taken up at the East Marlborough Planning Commission meeting on 8/31/21 or at the Conditional Use Hearing on 9/2/21. The committee thanked Mr. Jaros for his courtesy to the Township.

**SKETCH PLAN REVIEW- MINOR SUBDIVISION**

**Location: 110 Ashford Drive/268 Kennett Pike**

**Presented by: John Haedrich, property owner**

Mr. Haedrich wishes to subdivide parcel 62-2-30 into two parcels. Parcel #1 will consist of a main house in the front, currently a Bed and Breakfast, and Parcel #2 will consist of a main house in the rear. The intention is to prepare for the sale of 2 separate lots. Both lots will have access to Spruce Lane. Both houses already have separate septic systems and utilities. The lots will have a shared driveway. The property has not been formally surveyed. The main concern of Mr. Haedrich is the right of way for the driveway. John Saraceno asked a question regarding the number of houses that could be on Spruce Lane, or a private lane in general. Diane clarified that the houses are already pre-existing, however only three parcels were permitted off of a private drive. Questions were raised regarding the shared driveway, the access point to Spruce Lane, and the address of the new parcel. Diane suggested a sketch plan meeting with the Township engineer would be helpful prior to moving forward. The committee suggested a site walk of the property for a future date.

All action deferred.

There being no further business, motion was made by to adjourn by Rudy Karkosak, seconded by John Saraceno.

Motion carried (5-0).

The meeting adjourned at 8:42 pm.

Respectfully Submitted,

Amy Ferris  
Secretary Pro Tem