



Planning Commission Meeting Minutes

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

August 23, 2023

7:00 p.m.

Present: Chair: Jim Guthrie, Vice-Chair; James Przywitowski, Pat Muller, Anne Verplanck, and John Saraceno. Also in attendance were Diane Hicks, Director of Planning and Zoning and Amy Ferris, Administrative Assistant to Planning and Zoning. **Absent:** Rudy Karkosak, Lynell Laws, and Shawn Knudsen (alternate).

1. Call to Order

2. Approval of previous minutes June 13, 2023

3. Announcements

An updated Historical Commission memo regarding the demolition at 642 Rosedale Road was read.

4. Business Items- Subdivision and Land Development

a. Kendal Longwood Health Expansion-Prelim Final Team #1

Represented Joyce Gerhart, RGS Associates

The applicant proposes 36,200 new s.f. addition which will consist of personal care rooms (114), and independent living units (22) including a newly reconfigured parking lot for residents and visitors. A site walk took place on April 27. Ms. Gerhart noted that the last expansion of the property took place 10 years ago.

The applicant is seeking a waiver of a preliminary plan prior to submission with an approval of a final plan and would like the PC to approve the plans concurrently. A second waiver is requested regarding traffic and raised curbs due to residents with mobility issues. Jim Guthrie noted the 8/2/23 AECOM letter and asked that a note be made on the updated plan.

All action deferred.

b. Tague Lumber Sketch Plan Team #2

Represented by Jim Fritsch, Regester Associates

The applicant proposes combining parcels 62-4-80 and 62-4-80.1, 573 and 575 Rosedale Road, respectively, razing all existing structures to erect a lumberyard which will be utilized by public sewer and water. Questions were raised about a house listed on our historic inventory proposed for demolition. The Historic Commission will be notified, and a site visit will be scheduled. Mr. Fritsch explained the need for an expanded lumberyard to enable more efficient operation when dealing with railcar deliveries and storage of items. Other questions were raised about the right of way, electric car charger spots, now required with the new zoning code, and the riparian buffer. A site walk with Team #2 will be scheduled. **All action deferred.**

5. Adjournment

Motion to adjourn at 8:05 p.m. was made by Pat Muller and seconded by Jim Przywitowski.

Motion passed 6-0.

Respectfully submitted,

Amy Ferris

Administrative Assistant, Planning & Zoning