

**MINUTES OF THE KENNETT TOWNSHIP
PLANNING COMMISSION**

**801 Burrows Run Road
Chadds Ford, PA 19317
October 8, 2019**

Call to Order: Guthrie called the meeting to order at 7:00 p.m.

Members Present: Jim Guthrie, James Przywitowski, John Saraceno, Rudy Karkosak, Lynell Laws, Shawn Knudson

Absent: Marla Palmer, Bruce Bilotti (Alternate), Pat Muller (Alternate)

Minutes:

Knudson moved to approve the minutes of the September 10, 2019 meeting. Laws seconded the motion. Motion carried unanimously.

ANNOUNCEMENTS

Work Sessions:

There will be a work session held on Thursday, November 7, 2019 at 6:30pm.

Zoning Hearing Board:

There is a Zoning Hearing Board meeting on November 14th at 7pm where the North Walnut Holding Company, L.P. (c/o Mike Pia Jr.) will be asking for a Zoning Variance for the Parkside property.

NEW BUSINESS

Transfer of Development Rights-Proposed Ordinance Amendments

Knudson made a motion to recommend the Board of Supervisors approve the proposed amended Transfer of Development Rights Ordinance. Karkosak seconded the motion.

Discussion:

Discussion regarding the proposed change ensued.

Guthrie noted that it is not consistent with all of the studies and work that was done in the economic development study and initiatives.

Motion passes 6 to 1 with Guthrie voting Nay.

OLD BUSINESS

N/A

SUBDIVISION & LAND DEVELOPMENT PLANS

Parkside

Address: 410/412/414 North Walnut Street (East side of Rt. 1, just south of the Rt. 1 bypass)

Application Type: Preliminary/Final

Clock Expires: Indefinite

Team: 3

It was reported that the applicant has submitted a Zoning Hearing Board application for some variances which will be held on November 14th at 7PM in the Township meeting room.

All Action deferred.

Novak

Address: 114 Carlton Dr.

Application Type: Preliminary

Clock Expires: Indefinite

Team: 2

O'Brien reported that the applicant submitted revised plans today which have been sent out to consultants and committees for review.

O'Brien asked if there were any comments from the Planning Commission regarding the submission of the Sewage Facilities Planning Module. No comments were made. O'Brien noted the Township will proceed with signing off on component 4.

All Action deferred.

Avello

Address: 556 Creek Road

Application Type: Preliminary Land Development

Clock Expires: Indefinite

Team: 1

Applicant is working on obtaining sight line easements and the sewage module.

All Action deferred.

Mitchell Homes (Smith Tract)

Address: 540-548 Rosedale Road

Application Type: Preliminary Land Development

Clock Expires: Indefinite

Team: 1

It was noted that several review letters have come in from the Township consultants with open items.

All Action deferred.

Frick

Address: Rt. 52/Hillendale

Application Type: minor subdivision

Clock Expires: Indefinite

Team: 2

O'Brien reported that the applicant reached out noting that she has received approval from the Chester County Health Department and is now working on having surveyors survey the property to update the plans before resubmitting.

All Action deferred.

ADJOURNMENT

Karkosak made a motion to adjourn. Laws seconded the motion.

Motion carried unanimously.

The meeting adjourned at 7:22 p.m.

Respectfully submitted,
Michael O'Brien
Recording Secretary