



# THE COUNTY OF CHESTER



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## PLANNING COMMISSION

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May 22, 2019

Michael O'Brien, Executive Assistant  
Kennett Township  
801 Burrows Run Road  
Chadds Ford, PA 19317

Re: Final Subdivision - Lands of Charles Frick Jr.  
# Kennett Township - SD-05-19-15910

Dear Mr. O'Brien:

A final subdivision plan entitled "Lands of Charles Frick Jr.", prepared by Gilmore & Associates, Inc., and dated May 8, 2019, was received by this office on May 13, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location: on the north side of East Hillendale Road and the west side of Kennett Pike  
Site Acreage: 4.34  
Lots/Units: 2 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Rural Residential  
UPI#: 62-2-41

### **PROPOSAL:**

The applicant proposes the creation of 2 lots. The project site is located in the R-2 Residential zoning district. No new sewage disposal or water supply is proposed.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.**

**COUNTY POLICY:**

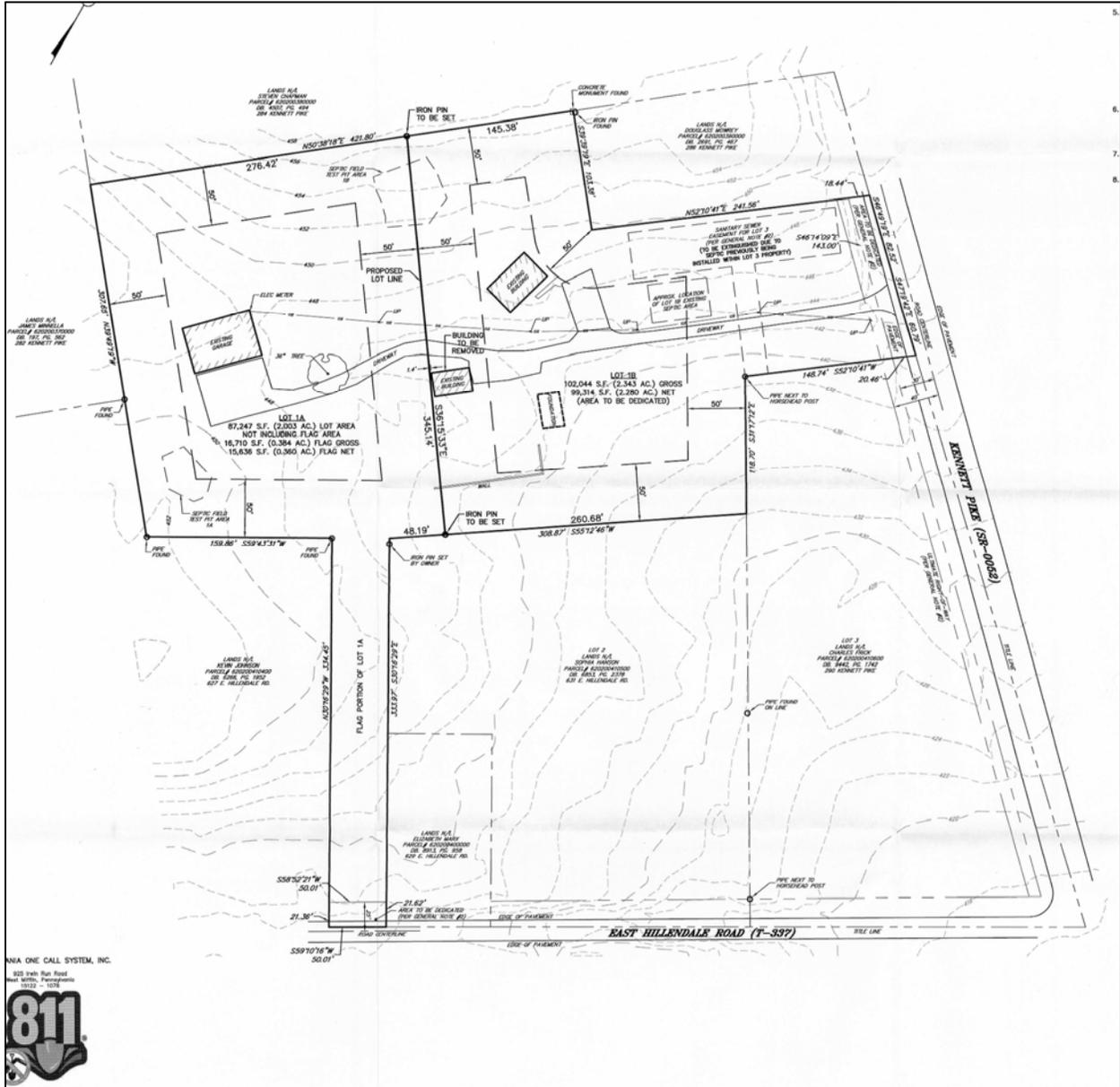
**LANDSCAPES:**

1. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



**PRIMARY ISSUES:**

2. The plan does not indicate whether proposed lot 1A will have public road access to Route 52 or Hillendale Road. If road access to Route 52 is used, an access easement across proposed lot 1B should be shown on the plan and incorporated into the deeds of both parcels. We acknowledge the offer of dedication of additional right-of-way on Route 52 and Hillendale Road.
3. The Township should determine if the building to be removed meets the requirements to be considered a historic structure in Kennett Township, if so then the Township's Historic Resources provisions should be followed.



Detail of the proposed subdivision

4. The plan does not indicate the proposed locations of either wells and/or sewage absorption areas. This plan should not be approved until both these features are shown on the plan. This information is necessary to verify that the proposed lot will have proper water supply and sewage disposal, and to demonstrate that minimum isolation distances between wells, sewage absorption areas and/or other features can be achieved.

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ADMINISTRATIVE ISSUES:

5. The applicant is requesting eleven (11) waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Kennett Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley", with a long horizontal flourish extending to the left.

Glenn Bentley  
Senior Review Planner

cc: Charles J. & Linda B. Frick, Jr.  
Gilmore & Associates, Inc.  
Chester County Health Department