

TO SUBMIT AGENDA ITEMS FOR COUNCIL CONSIDERATION

This form and any background material must be approved by the Borough Manager and delivered to the Assistant to the Borough Manager by noon, Thursday for the following meeting date.

COUNCIL STAFF REPORT

Meeting Date: 9-21-2020 Name of Responsible Staff: Russell Drumheller

AGENDA ITEM TITLE: CONSIDER PRELIMINARY APPROVALS

DESCRIPTION: Stan-Ab at the planning commission meeting dated 9-9-2020 received preliminary approval for the project with several changes/requirements which are reflected in their motion to approve

STAFF RECOMMENDATION: approve

SUPPORTING DOCUMENTATION: planning commission draft minutes of the 9-9-2020 meeting

NECESSARY RESOURCES/IMPACTS:

- A: Fiscal X
- B: Personnel X
- C: Other

ITEM BACKUP:

- Backup material attached
- Backup material attached separately
- No backup material necessary

Resources Used in Staff Conclusion:

- Administrative
- Codes
- Engineering
- Legal
- Police
- Public Works
- Wastewater
- Water

Other:

Other Resources:

- ARB
- Beautification Committee
- Historic Kennett Square
- Historical Commission
- Planning Commission
- Public Safety Committee
- Shade Tree Committee
- Zoning Hearing Board

Other:

Other Non-Borough Resources:

- Chester County
- KAPA
- KAPRB
- PA DEP
- PENNDOT

Other:

MEETING MINUTES

The Regular Meeting of September 9th,2020 of Kennett Square Borough Planning Commission was called to order at 7:00 PM with Clarke Green in the chair.

Clarke Green, (Chair)
Myra Miller, (vice chair)
Jason Ferrell (absent)
Jamie Moore
Carol Krawczyk
David Myers (absent)
Andy Froning
Russell Drumheller

PLEDGE OF ALLEGIANCE

MINUTE OF SILENCE: A minute of silence was observed in consideration of the fact that Americans are putting their lives at risk in service to our country.

Approval of Minutes: The minutes for the August 12, 2020 meeting. Motion to approve was made by Clarke Green and seconded by Myra Miller-- -- **Motion carried**

PROJECTS

Stan Ab: Dan Wright, Engineer, was present to continue discussions on the revised Land Development application. He started by saying that they do intend to put in curbing and sidewalk on the North side of the project. Mr. Wright also mentioned their interest in installing a community garden in their pocket park area. Mr. Drumheller asked Mr. Wright if this area was going to be used as part of the applicant's requirement to meet the Park and Recreation section of the ordinance. Applicant stated that they are looking at that possibility. After further discussing the comments from the Borough Engineer, a motion was made. A motion to recommend approval of the preliminary plans to Borough Council with the following:

- The commitment to expand the amenities at the park as discussed and they will be reflected in the final plan;
- The commitment to put curbing and sidewalks on the north side of State St; and North Mill road
- Commitment to install a raised curbed median island at the entrance to the parking lot off North Mill road further directing vehicles to make a left hand turn only from the site.
- Commitment to provide parking stops (Bumper Blocks) along the frontage of the parking lot to prevent vehicles from encroaching onto sidewalks;

- Commitment to install a new crosswalk across S. Washington street between the proposed and existing handicap ramps just south of State street;
 - Commitment to install a elevated crosswalk on State Street just to the west of the S. Washington street intersection;
 - Satisfaction of the general comments from the Pennoni letter dated September 2nd including but not limited to the required waiver to section 23-67(c)(1) parking aisle width along with the suggested resolutions of the following;
 - Removal of blacktop and grassing areas of the parking lot where not needed for parking and access; and the possibility of including a canopy of plantings within the parking area;
 - Providing escrow monies for the installation of accessible ramps along S. Washington street and Mill road, south of the Bernard Alley right-of-way.
- was made by Clarke Green and seconded by Myra Miller -- -- **Motion carried.**

VPP Grant Update: Russell Drumheller, Codes Enforcement Officer, was present to further discuss the Vision Partnership Program Grant. He expressed his interest in creating an OI-2 Zoning District for the former NVF site instead of the OI -1 and changing it to all industrial uses. This change would help preserve space for future development. Mr. Drumheller stated he is looking to start the conversation of what the Borough would like to see developed at the former NVF property.

OLD BUSINESS

Motion to adjourn made by Andy Froning and seconded by Myra Miller -- -- motion carried

Respectfully Submitted,
Russell Drumheller
Code Enforcement Officer