

## MEETING MINUTES

The Regular Meeting of April 10, 2019, of Kennett Square Borough Planning Commission was called to order at 7:00 PM with Clarke Green in the chair.

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

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### **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 March 13, 2019, meeting. Motion to approve was made by Clarke Green and seconded by Myra Miller-- -- **Motion carried**

### **PROJECTS**

**STAN AB:** Text amendments, Tony Stancato, Vic Abdula, John Jarros and team were present to continue discussions regarding the proposed text amendments to the C-2 secondary commercial zoning district within the borough to permit the construction of 4 residential buildings up to 55 feet in height along with the following changes/additions to the zoning ordinance:

**SECTION I.** The Kennett Square Borough Zoning Ordinance, Article III, Section 23-6, Definitions, as heretofore amended, is hereby amended to revise the definition of "Building Height" as follows:

"Building height" means the vertical distance measured from the median level of the existing grade of the building to:

- (1) The highest point of the roof in the case of a flat roof; or
- (2) The mean height between eaves and ridge of a pitched roof provided that the portion of the building above the maximum building height is for decorative purposes only.

For the purposes of determining the Maximum Building Height, Building Height does not include basement or cellar/below grade parking, roof-top mechanical equipment, air conditioners, elevator penthouses, chimneys, spires, cupolas, steeples and similar rooftop appurtenances and/or architectural features designed solely to conceal roof-mounted mechanical equipment.

**SECTION II.** The Kennett Square Borough Zoning Ordinance, Article III, Section 23-19, C-2 Secondary Commercial District, as heretofore amended, is hereby amended to add the following Section 23-19(b)(19), as follows:

(19) Revitalization/Additional Uses of Properties, pursuant to Section 23-19(k).

**SECTION III.** The Kennett Square Borough Zoning Ordinance, Article III, Section 23-19, C-2 Secondary Commercial District, as heretofore amended, is hereby amended to add the following Section 23-19(k), as follows:

(k) Revitalization/Additional Uses of Properties. In order to achieve the purpose of helping to transform portions of the Borough's central business district, to provide increased housing opportunities, to encourage the revitalization of unoccupied, underperforming commercial and/or non-residential uses, and to encourage a mix of residential and non-residential properties that are complimentary to one another, the rehabilitation, revitalization and reuse of properties is permitted within the C-2 Zoning District, on properties with direct frontage on State Street, pursuant to the following provisions:

(1) In addition to those uses permitted in Section 23-19(b) above, single family, townhouse and multifamily uses shall be permitted by right as part of a Revitalization/Additional Uses of Properties.

(2) Design and development regulations.

i. The minimum overall tract area shall be two (2) acres, if not contiguous within 50 feet, and no individual lot or non-contiguous lot shall be less than 15,000 square feet.

ii. A minimum of two percent (2%) of the tract area shall be built and maintained for public facilities such as a pocket park and/or parkette, or other similar recreational and/or public gathering area.

iii. No more than three (3) bedrooms shall be built and maintained for each multi-family dwelling unit proposed hereunder.

iv. All buildings shall be built and maintained with variations to the front facades. At a minimum, there shall be a two (2) foot horizontal break every linear fifty foot (50 ft.) of frontage in the form of recesses and/or projections in order to create visual interest.

- v. All single-family, townhouse and multi-family dwelling units shall have at least one (1) of the following features: balconies, bay windows, porticoes, stoops, pent eave roofs, or other like-type elements, in order to add visual interest to the building.
  - vi. No building shall exceed 400 feet in width along a street frontage.
  - vii. Off-street parking shall be provided at one parking space per bedroom.
  - viii. No mid-block curb cuts shall be permitted along a primary street frontage, except as required by the Americans with Disabilities Act.
  - ix. All proposed development shall have shade trees an average interval of 40 feet on center.
  - x. All proposed development shall have sidewalks along the frontages at a minimum width of four feet six inches (4'-6").
- (3) The following lot area, lot width, building coverage, impervious surface coverage and height regulations shall apply to the Revitalization/Additional Uses of Properties.

TABLE 14 - DIMENSIONAL REQUIREMENTS					
	Minimum Lot Area (sq. ft.)	Minimum Lot/Parcel Width (feet)	Maximum Building Coverage	Maximum Building Height	Maximum Impervious Surface Coverage
Residential Uses	15,000	100 feet	85%	55 feet*	90%
Non-Residential Uses	See Section 23-19(g)				

\* Architectural features including, but not limited to, parapets, to conceal roof-mounted mechanical equipment shall be limited to 48 inches. Elevator penthouses shall be limited to 72 inches.

Minimum Yard Requirements.

TABLE 15 – MINIMUM SETBACKS AND YARD REQUIREMENTS					
	Minimum Setback from Front Yard (feet)	Minimum Individual Side Yard (feet)	Minimum Total Side Yards (feet)	Minimum Rear Yard (feet)	Maximum Front Yard Setback (feet)
Residential Uses	0	5	10	25*	8

- \* If the use is multi-family residential and the building has no facing windows to the property line, the setback may be reduced to five feet (5') for no more than 50% of the property line.

After some conversation regarding the proposed amendments, a lengthy discussion regarding the affordability of the proposed units and the amount of parking per unit ensued. The applicant stated that the proposed unit rental rates per square foot would roughly match those at the Victory apartments, except the units would be smaller in size, so the rental rates would be lower. The commission decided to make two motions:

- (1) A motion to approve the amendments as written and changes discussed was made by Clarke Green and seconded by Jason Ferrell—a discussion ensued again revolving around parking requirements—a vote was called by the chair on this motion—approved by Myra Miller, Clarke Green, and Jason Ferrell---Opposed by Carol Krawczyk with Andy Froning obtaining---**motion carried**
- (2) A motion was made by Clarke Green and seconded by Jason Ferrell to have Borough Council made aware that the commission members were having different opinions as to the required amount of parking for the proposed project and that it should be discussed at Borough Council during the public hearing—**motion carried**

### OLD BUSINESS

**Motion to adjourn made by Clarke Green and seconded Andy Froning--- motion carried**

Respectfully Submitted,  
 Russell Drumheller  
 Code Enforcement Officer