

PLANNING COMMISSION MEETING MINUTES

January 13, 2011

Bob Crandell called the meeting to order at 7 p.m. Present: Bob Crandell, Lynn Luft, Jim Ware, Margo Leach and Chip Horne. A motion was made to elect Bob Crandell and Chairman. All in favor and motion passed. A motion was made to elect Lynn Luft as Vice Chair. All in favor and motion passed. A motion was made to elect Margo Leach as Secretary. All in favor and motion passed. Jim Ware will be the representative on the Kennett Area Regional Planning Commission January through June and Lynn Luft will cover July through December meetings. The minutes of the December 14, 2010 meeting were approved as submitted.

Brandywine-Struble Greenway maps – Michael Lane was present and reviewed the base maps for this proposed greenway. Any suggestions or changes can be made to Sheila Fleming at the Brandywine Conservancy. Members thanked Michael for his input.

Penn's Village Preliminary/Final Plans – Joe Viscuso from Stantec was present to review Mr. Houtman's December 20, 2010 review letter. Jack and Michael Becker were also present. Matt Houtman started the review covering the conditional use decision of 2009 and how that was folded into the plans presented.

1. Jack Becker showed members a picture of a bank that he had built as an example of his work. No formal architectural plans have been submitted although plans are required in the CU decision. Mr. Becker stated he does not want to spend the money to engage an architect because he does not know when he would build the development. Members defer to the supervisors for compliance on this issue.
2. Bank – stacking of cars at window – it was decided that this would stay as is on the plan.
3. Will resubmit permit to PennDot for the traffic signal on Rt. 1. Timing of signals would also be addressed in the resubmission.
4. Easement through Ciccarone property – still can be done if township wants to pursue this.
5. Will address further the CU provision for “emergency access” on east side.
6. Longwood Fire Company submitted their letter for review of the plan. Fire hydrant placement was marked on the plans. Members got copies of the letter.
7. Sidewalks where appropriate have been addressed. Prefer not to have sidewalk along Route 1. Prefer more landscaping here.
8. Landscaping plan is being reviewed by Anne Walters. Members note the plan should have 18 month timeframe for plants and not 1 year. Will change. Members would like to see more plantings in parking lot.

9. Parking along Rt. 1 – do not put in now but only as needed. Use area for more landscaping at this time.
10. Mr. Houtman's review letter item #23a-h – Mr. Becker is OK with this and will address when architectural plans are produced.
11. Lighting – will discuss later when Anne Walter's letter is reviewed.
12. Roberts Gas Station – Mr. Roberts has the option of staying with his sewage system or tap into new one.

It was noted that Mr. Viscuso did submit revised plans and comments to Mr. Houtman's 12/20 letter on Jan. 11, 2011. Mr. Houtman has not had time to review but will do so. Mr. Becker asked members for a conditional approval or disapproval of his plans. Members stated they could not make any decision at this time either way because they are still in the process of reviewing. With no further business the meeting adjourned at 10:45 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary