

## **MEETING MINUTES**

The Regular Meeting of March 14, 2007 of Kennett Square Borough Planning Commission was called to order at 7:30 PM with Clarke Green in the chair.

*Clarke Green*  
*Jeff Yetter*  
*Carol Krawczyk (arriving 7:59 PM)*  
*Al Willard*  
*Russell Drumheller, Code Enforcement Officer*

Also present at the meeting was David Miller, Borough Council Member.

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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.

### **NEW BUSINESS**

**Approval of Minutes:** A motion to approve the February 14, 2007, meeting minutes was made by Al Willard and seconded by Jeff Yetter. Motion carried.

**OK to accept the Agenda as written for the March 14, 2007 meeting.** Moved by Clarke Green, seconded Al Willard. Motion carried.

### **PROJECTS**

#### **KENNETT BUSINESS PARK – MILL ROAD, KENNETT SQUARE**

This is a proposed site development plan for the Kennett Business Park on South Mill Road in Kennett Township, wherein approximately 90% of this plan is in Kennett Township and at least an estimation of 40 of the parking spaces, as well as the retention basin, are situated in the Borough. Daniel R. Salameda, P.E., was present at the meeting as the Senior Project Consultant. No action was taken on this matter, as the Preliminary Subdivision and Land Development Plans were delivered to the Borough Code Enforcement Office at approximately 2:17 PM on March 14, 2007, and more time is needed to discuss the sidewalks on Mill Road, as well as whether or not West Mulberry

Street will be extended from Washington Street into this site. In addition, Mr. Drumheller needs and is awaiting additional information to be provided from Sally Gardner, EIT. The Borough is proposing improvements to Borough standards on various issues that need to be addressed.

### **COHEN PROPERTY PARKING LOT STORM-WATER RUNOFF**

Regarding this particular project, Joe Comanda, PE, of Vollmer Associates, was present to answer any questions, if necessary, and to make certain the design was OK. . The applicant had to put in a storm management system, and the storm-water management design was acceptable and meets our Ordinance and DEP Standards. **There was a motion made to approve by Jeff Yetter and seconded by Al Willard. Motion carried.**

### **THE CREAMERY BUILDING AND DISCUSSION WITH TOM PAYNE**

Tom Payne was present at the meeting in order to have the opportunity to update and provide the Planning Commission with a sketch view, including an outline and drawings of the existing Creamery Building, and other relevant information regarding the approximately 100 year old structure located on Birch Street on an estimated two and one-half (2-1/2) acres of ground. It was Mr. Payne's intention to ask the Planning Commission to recommend zoning and various uses that would be beneficial to the local community for this particular site. No action was taken on this matter, as additional time needs to be expended by the Planning Commission in exploring possible use alternatives. Mr. Payne indicated that time was of the essence in moving on this property, as he has two other partners who are anxious to expedite the matter along.

### **STORM WATER ORDINANCE**

Joe Scalse, Public Works Director, and Jeremy Smith, PE, Civil/Municipal Engineer of Rettew, were present to discuss the proposed Storm Water Ordinance for the Borough with the Planning Commission in order to go through the normal adoption process, starting with the Planning Commission review. This Ordinance is being required by DEP, as our existing Ordinance did not cover existing features adequately. Mr. Scalse stated that this particular Ordinance should have been adopted five (5) years ago, and we are up for a NPDES Phase 2 Permit in 2008. Mr. Drumheller also indicated that this would be a win/win situation for everyone, as enforcement will be able to be handled at the Municipal level, instead of now at the State level.

**There was a Motion made by Clarke Green to approve the Borough of Kennett Square Storm Water Management Ordinance, as written, but to incorporate the following three (3) changes:**

- 1) SECTION 104. ABROGATION AND GREATER RESTRICTIONS (2nd sentence) to read as follows:

“Whenever there is a difference between the minimal applicable standards specified herein and those included in other applicable Borough regulations, the most stringent of the regulations of this ordinance shall apply.”

- 2) To have Rettew review the Coefficient Runoff Tables in Appendix 7 and make changes more applicable to our soil conditions.
- 3) SECTION 302. EXEMPTIONS

The wording be changed to read “Agricultural Activity” instead of a Rural Agriculture Zone.

**Motion to move and seconded. Unanimous. Motion carried.**

### **OLD BUSINESS**

It was brought to the attention of the Planning Commission Board the forthcoming resignation of Jeff Yetter as a member of the Board, as he is moving from 503 W. State Street, Kennett Square, PA on March 27, 2007.

**Motion to adjourn, Carol Krawczyk, seconded Clarke Green. Motion carried.**

Respectfully,

Russell Drumheller  
Code Enforcement Officer