Borough of Kennett Square
Planning Commission 6/23/2026 Meeting Minutes

Date: June 23rd, 2026
Location: Borough Hall (3rd Floor Meeting Room)
Meeting Type: Planning Commission Public Meeting
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Attendance

Planning Commission: Doug Doerfler, Carrie Dickmann, Leigh Kelleher, Carol Krawczyk, Luke Zubrod
Council: Bob Norris, Amy Reigel
Staff: Lexi Gambs, Joe Nowak
Applicants/Guests: Ted Otteni & Kate Morgenstern (Kennett Township applicant for 629 S Walnut subdivision) & Borough residents

Agenda

1) Approval of prior meeting minutes
2) Planning Commission Vacancy Announcement
3) Review of subdivision application from Kennett Township for Legacy Fields.
4) Review the chart changes for the advertised short-term rental ordinance.
5) Discuss options for data center language in future ordinances.
6) Discuss OI-2 zoning district history presentation for Council meeting in July.

1) Approval of March Meeting Minutes

Call to Order & Minutes

Motion
A motion was made to approve the prior meeting minutes

Vote: All in favor, none opposed

2) Planning Commission Vacancy Announcement

The Chair announced that Borough Council recently accepted the resignation of Commissioner Carrie Freeman. Applications are being accepted for the vacant Planning Commission seat. Interviews will be conducted at the July Planning Commission meeting, after which a recommendation will be forwarded to Borough Council for appointment consideration in August.

3) Review of subdivision application from Kennett Township for Legacy Fields.

Representatives Ted Otteni, Public Works Director, and Kate Morgenstern, Director of Planning and Zoning, from Kennett Township presented a subdivision application for the Legacy Fields property. The application proposes subdividing land currently owned by the Kennett Consolidated School District to dedicate approximately 25 acres to Kennett Township for recreational use and future trail development.

Background was provided regarding the municipal boundary between the Borough and Township, the proposed trail connection, and the school district's support of the subdivision. The applicant explained that the subdivision is necessary to create separate parcels so the school district can retain the athletic fields while dedicating the remaining land to the Township.

Luke Zubrod stated he would recuse himself from voting due to his affiliation with the Kennett Trails Alliance.

Commission Discussion:

- Recreational preservation of the property.
- Existing floodplain and environmental constraints limiting future development.
- Future trail construction and public recreation opportunities.
- Review comments regarding plan details, easements, and existing site features.

Motion:

A motion was made to draft a letter of recommendation to the Borough Council for approval of the application

Motion to approve: Carrie
Second: Leigh
Vote: All in Favor 4-0, with 1 abstention (Luke).

4) Review the chart changes for the advertised short-term rental ordinance.

Staff presented revisions to the zoning use charts associated with the proposed Short-Term Rental (STR) Ordinance.

Topics Discussed:

- Standardizing chart terminology.
- Replacing inconsistent abbreviations with:
    - A = Expressly Allowed

  - P = Expressly Prohibited
  - SE = Special Exception
  - CU = Conditional Use
- Correcting inconsistencies between the chart and ordinance language.
- Clarifying treatment of short-term rentals as an accessory use regulated under Chapter 8.

Public comment

- Sandy D'Antonio - requested printed copies of the charts for future meetings to improve readability.

Next Steps

The consensus of the Planning Commission was that the revised charts accurately reflected the current ordinance and is good to go to Council in July.

5. Discuss options for data center language in future ordinances.

Staff provided an overview of potential zoning regulations related to data centers.

Topics discussed:

- Current legal limitations on prohibiting data centers entirely.
- Potential zoning districts where data centers could be permitted.
- Lot size, setbacks, building height, buffering, and landscaping standards.
- Noise, lighting, and operational impacts.
- Water consumption and cooling systems.
- Energy demand and electrical infrastructure impacts.
- Public safety, emergency response, and fire protection.
- Environmental and sustainability considerations.
- Community benefits and legislative developments at the state level.

Commission comments:

Wants more information on the following topic to discuss at the next Planning Commission meeting:

- Electricity demand and potential impacts on utility infrastructure.
- Water consumption and cooling technologies.
- Noise impacts and appropriate setbacks from residential neighborhoods.
- The desirability of coordinating ordinance language with Kennett Township.

Public comments:

Leah Leon - commented on whether data centers must be permitted within the Borough and on legal considerations regarding exclusionary zoning, and stated that she believes the nuisance would outweigh the public benefit.

6. Discuss OI-2 zoning district history presentation for Council meeting in July.

Staff presented a draft educational presentation intended for Borough Council regarding the OI-2 Zoning District and the NVF site.

Topics Discussed:

- OI-2 zoning history.
- NVF property development history.
- Previous development concepts considered for the site.
- Zoning amendment procedures.
- Conditional Use and SALDO review processes.
- Affordable housing requirements and proposed ordinance changes.

Commission Comments:

- Reorganizing the presentation to better explain zoning, conditional use, and SALDO processes before discussing the NVF site.
- Clarifying where environmental remediation review occurs within the overall development process.
- Distinguishing between zoning decisions and land development approvals.
- Making presentation materials available to the public in advance of Borough Council discussion.

Public Comments:

Margaret Oplinger - Requested additional information regarding the environmental clean-up timeline and where the environmental review fits into the approval process

Motion:

No formal action was taken.

Adjournment

- Meeting adjourned on Tuesday, June 23rd at 8:10 pm