Borough of Kennett Square
Planning Commission 7/21/2026 Meeting Minutes

Date: July 21st, 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:
Staff: Lexi Gambs
Applicants/Guests: Austin Coleman from Catalyst Group, Debra Shulski, & Borough residents

Agenda

1. Approval of prior meeting minutes
2. Discussion of amendments to the OI-2 ordinance draft to include commercial and mixed-use by right.
3. Continued discussion of draft data center ordinance.
4. PC open vacancy interviews

1) Approval of June Meeting Minutes

Call to Order & Minutes

Motion: Carol
Second: Carrie
Vote: All in Favor

2) Discussion of amendments to the OI-2 ordinance draft to include commercial and mixed-use by right.

Staff Report:
The intent is to keep industrial uses as permitted by right and to add multifamily residential development as a conditional use with higher density permitted in conjunction with parallel development of affordable housing. Limited commercial uses would be permitted as accessory uses to a multi family development that includes affordable housing.

The following uses were proposed as accessory commercial uses within qualifying multifamily developments:

- Retail sales
- Restaurants (excluding drive-throughs)
- Daycare centers
- Business, administrative and professional offices
- Financial institutions
- Medical offices and clinics
- Day spas, salons and barber shops
- Professional services
- Personal service businesses

Parking for these uses would follow the Borough's existing commercial parking requirements.

Commission Discussion:

- Keeping affordable housing as the driving force behind redevelopment.
- Encouraging mixed-use development without reducing the number of residential units.
- Whether incentives could encourage developers to include commercial space.
- Allowing an additional story on the proposed clubhouse/community building as an incentive to accommodate community-serving uses.
- Ensuring the ordinance would also work appropriately for any future OI-2 properties elsewhere in the Borough.
- Daycare would directly benefit future residents and nearby neighborhoods.
- Reduced parking impacts could occur because many families could walk to daycare

Public Comment:

Lynn Brenner - Concern about allowing restaurants because of grease disposal, trash, odors, and impacts on nearby residential uses.

Nick Perigo – Provided Suggestions to include additional community-serving uses such as:

- Indoor recreation facilities
- Pickleball or basketball facilities
- Boutique movie theater
- Adult daycare

Austin from Catalyst Group - commented that the low-Income Housing Tax Credit (LIHTC) financing does not permit for-profit commercial space to be financed as part of the affordable housing development and that any commercial component would likely need to be financially and physically separated from the affordable housing project.

Action: The Commission agreed that indoor recreation could complement the proposed list of permitted uses.
Motion: Carrie recommended approval of the OI-2 ordinance amendments to send to council in August, including Indoor Recreation.
Second: Leigh
Vote: All in Favor

3) Continued discussion of draft data center ordinance.

Staff Report

- Kennett Township has begun discussing data centers but has not adopted an ordinance.
- East Marlborough Township has adopted a data center ordinance, which was reviewed as a possible framework.
- Other nearby municipalities remain in various stages of discussion.

Commission Discussion:

- Minimum lot size
- Building setbacks – limited sure to Borough property sizes
- Building height
- Screening requirements
- Landscaping
- Building design standards
- Stormwater management
- Energy usage Whether developers should demonstrate no negative impact on local electrical rates.
- Backup generators
- Noise limitations/impacts – one of the most significant concerns with decibel limit regulations
- Vibration studies
- Utility placement
- Renewable energy
- The importance of balancing regulation without creating an exclusionary ordinance.
- Requiring studies for:
    - Noise
    - Vibration
    - Electrical demand

- Water usage
- Stormwater impacts

Members also noted that several concepts being discussed could improve the Borough's zoning ordinance generally, not just for data centers.

Public Comment: None

Motion: No formal action was taken. The Commission directed staff to continue reviewing model ordinances and work with the Solicitor to develop a draft for review at the next PC meeting.

4) **PC open vacancy interviews**

The Commission interviewed two applicants for the vacant Planning Commission position:

- **Sue Holloway**
- **Nick Perigo**

A third applicant, **Eli Courtney**, was unable to attend.

Candidates & Commission members discussed each applicant's:

- Previous Planning Commission experience
- Professional background
- Community involvement
- Interest in zoning and ordinance review
- Perspectives on affordable housing, redevelopment, and Borough planning

Members also discussed possible opportunities for applicants to serve on other Borough boards or commissions if not selected.

Recommendation:
Following discussion, the Commission voted to recommend Sue Holloway for appointment to the Planning Commission.

Vote: 4-1

Staff will forward the recommendation to Borough Council.

Additional Business

Vice Chair Resignation
Luke announced his resignation as Vice Chair of the Planning Commission while remaining a member of the Commission. He expressed appreciation for the opportunity to serve and encouraged another member to take on the leadership role.
The Commission accepted his resignation.

Motion: Doug moved to accept the resignation
Second: Leigh
Vote: All in Favor.

Election of Vice Chair

Motion: Leigh motioned to nominate Carrie as Vice Chair
Second: Carol
Vote: All in Favor

Mention of the NVF letter about EPA and NVF cleanup

Details can be found on the Borough website under Current Projects and Initiatives – NVF Redevelopment

Adjournment

- Meeting adjourned on Tuesday, July 21st at 8:05 pm