

**PENNSBURY PLANNING COMMISSION MINUTES  
OCTOBER 9, 2018**

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Dennis Smith, Jim Ware, Jeff Streitl, Lynn Luft, Corinne Murphy and Kathleen Howley. The minutes of September 25, 2018 were approved as amended.

**414 Old Baltimore Pike (Geewax/Chadds Peak)** – the property is for sale and potential buyers, Richard and Steve DeMarco along with realtor Cindy Higgins were present to discuss the property and what potentially could be built. Ms. Higgins said the entrance does not have a 50 ft. wide right of way but the first house to the right going onto the property is owned by Mr. Geewax and it could be purchased to provide the right of way into the 30+ acres in back. Their thought is to develop the top of the property (first 10 acres) and leave the back part open as well as possibly using the renovated barn as a clubhouse for the community. Also discussed was the possibility of public water as well as sewer. Public water is not far away but sewage would most likely be on site. They talked about townhouses or carriage homes and possibly a total of 25 units. The DeMarco's are builders mostly in Delaware County but they do have a project currently in Malvern. The property did have a commercial operation previously. Ms. Higgins was given a copy of the court stipulation outlining what use was previously allowed on the property. The DeMarco's and Ms. Higgins thanked the Board for their time and will continue to research the property.

**Event Space** – Lynn Luft continued the discussion on event space and what criteria members would endorse for permitting this in the township. A list of criteria will be defined and sent along to the Board and Mr. Oeste for their input. The following was addressed:

1. Allowed only along state highways in the township – Rt 1, 926, 52 and South Creek Rd.
2. Minimum acreage – 50 acres.
3. Historic Resource
4. Parking should be out of sight of main road and not in front yard
5. Music stops at 10 p.m.
6. A single permit can cover up to 12 events. If more needed – must get permission of township and permits are issued by calendar year.
7. Number of participants at event – 40-200.

This discussion will continue at the next PC meeting, Oct. 23<sup>rd</sup>. Once completed it was agreed that the criteria be sent onto the Board and Mr. Oeste for comments. With no further business the meeting adjourned at 7:05 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary