

May 16, 2018

The Board of Supervisors of Pennsbury Township held a regular meeting on Wednesday, May 16, 2018. Present were Supervisors Fenton, McIntyre, Scottoline (by phone), Solicitor Oeste and Manager Howley. The minutes of April 18, 2018 were approved as submitted.

Manager Kathleen Howley reported the following:

1. The Yard Sale was held on April 28th and a free shredding event on May 12th. Both events were well received and a good crowd and good weather for the Yard Sale
2. Pennsbury Mill will be conducting school tours on 5/16 and 5/17, weather permitting.

Road Department Report – Dave Allen submitted a report noting areas that were discussed on the annual Road Inspection, 4/26/18 with the Supervisors. Road crew will be starting to mow road banks as well as trimming trees to improve sight distance at intersections. The new road side mower should be delivered next month.

Zoning Hearing Board Application – Dr. Lewis – Michael Lyons, attorney for the applicant and Dr. Lewis were present to explain the application for a special exception and variance. Dr. Lewis would like to purchase the former “Ten Gallon Hat” winery on Old Baltimore Pike. The lot has three structures on it, one being a Victorian House which he would like to live in with his family. The winery building would be used for his veterinary clinic and small building for storage. Dr. Lewis gave a summary of his professional background specializing in vet dentistry. He would be the sole practitioner with one technician and an office manager, to start. There would be an educational component to the practice that is connected with Penn Vet School, New Bolton Center. The veterinary used is permitted by Special Exception, however it was pointed out by Supervisor Scottoline that only one principal use was permitted in the HC district and that the ZHB application proposed two principal uses; a veterinary use and a residential use. Mr. Oeste suggested Mr. Lyons consider adding to the application a request a variance regarding the principal use restrictions in the zoning ordinance. Mr. Oeste stated that relief granted by the ZHB would run with the land. Supervisor McIntyre expressed a concern about the request for a variance with no stated hardship from the applicant, and a de facto zoning change of the property to residential from commercial to accommodate the applicant’s specific business plan. Further, he was concerned about the lack of time for the BS to consider the request prior to the ZHB meeting. With no further discussion Mr. Fenton moved that the Board remain neutral with the condition that it may submit for consideration certain conditions to the Zoning Hearing Board before June 13th as well as asking the Zoning Hearing Board to consider any comments from the Planning Commission. Supervisor McIntyre asked that the motion be modified to make the “neutral” position of the BOS contingent upon the acceptance of conditions that will be submitted by them to the ZHB regarding the application. Mr. Fenton agreed. That commission will be meeting on May 22nd at 5 p.m. to discuss the application. Mr. McIntyre seconded the motion. All were in favor and the motion carried.

Code Enforcement Officer Rusty Drumheller commented that he is addressing several property maintenance issues and sent a letter out today to 6 West Pennsbury Way. Supervisor McIntyre complimented Mr. Drumheller for the time he spent cooperating with the school district in explaining his fee associated with the new HVAC system being installed at the Hillendale Elementary School. **Matt Houtman, Township Engineer** reported he is working with Dave Allen and Ms. Howley researching software for the management of the Public Works Dept. as well as data management. Ms. Howley talked to Munilogic and pricing is high. Will continue to research companies who provide this service

Page 2
May 16, 2018

and will budget for 2019. A software program for data management would be another area to consider. Mr. Houtman is also working with Dave Allen on several piping projects for this summer.

Chairman of the Planning Commission, Dennis Smith reported they had two meetings, 4/24 and 5/8. He and Lynn Luft attended the County Plan. Commission seminar on Landscapes 3. The Commission will be sending a letter to CCPC commenting on the draft of the plan as it pertains to Pennsbury Township and will share that draft with the Board.

A bill list dated May 16, 2018 numbering 18087-18151 was submitted and approved for payment by the Board. With no further business the meeting adjourned at 8 p.m.

Respectfully submitted:

Kathleen Howley, Township Manager