

March 19, 2025

The Board of Supervisors of Pennsbury Township held a regular meeting on Wednesday, March 19, 2025 at 7 p.m. in the township building. Present were Supervisors Fenton and Ellsworth and Solicitor Oeste.

As the Township Manager is not present because of an illness, the Board does not have access to the minutes from last month's meeting. Therefore, the Board will waive review of the minutes this month and consider them at next month's meeting.

Resolution 2025-03-19-1 was proposed, authorizing the Township Manager, Township Treasurer, Township Solicitor, and other Township officials to execute and acknowledge documents relate to the funding and acquisition of an open space property was submitted for approval. The Board voted unanimously to approve the resolution.

Siegfried Lot Consolidation — Tom Schreier of Hillcrest Associates was present on behalf of the Siegfrieds to answer any questions. A motion was made to approve the application of Robert and Kathleen Siegfried for approval of a lot consolidation plan drafted by Hillcrest, dated January 23, 2025, one plan sheet, subject to compliance with three conditions. With no further discussion, the motion was seconded and the Board voted unanimously to approve the application with three specified conditions.

Beaty ZHB application for pool variance — Mr. Beaty, Mr. Neilio (from Anthony Sylvan Pool Co.) and their attorney, Matt McKeon, were present. Applicant is requesting two variances, one from impervious surface limitations and one from setback requirements. The proposed pool is partly in a side yard, and applicant proposes a variance of 38' where a 50' setback is required. The home is in Parker's Preserve, and the property is already over the permissible amount of impervious surface in the R-2 Zone (15%). Applicant requests a variance to increase the impervious surface by about 4% to just under 20%.

After consultation with Mr. Drumheller, Mr. McKeon concluded that the only setback variance required from the active accessory structure setback, which is 50'. Mr. Smith, Chair of the Planning Commission, was present and reported that he had received an email from Mr. Drumheller in which it appeared that two setback variances were required.

Mr. Oeste commented that this neighborhood was approved under the Open Space Option, which has different requirements.

The applicant has letters of support from three of the neighbors, including the closest and the neighbor across the cul-de-sac.

Mr. Smith reported that the PC conducted a site visit on March 4 and met on March 12. The PC voted 3-2 that the Board not support the application for two reasons. First, no secondary septic was noted on the plan. Second, it is the view of several members of

the PC that this pool variance application, which is the 13th in the neighborhood among 29 homes, proposes to create excessive impervious coverage that is not consistent with the Township's ordinances and is not good planning.

Mr. McKeon reported that the updated version of the plan shows the location of a secondary septic system.

A motion was made to stay neutral, but as there was no second, the BoS took no action on the application.

Brandywine Conservancy Ordinance Update Project — Grant DeCosta, Liv Falcone, and John Snook of the Brandywine Conservancy were present to summarize this project. The township received a VPP grant from Chester County to update certain of its natural resources zoning ordinances and to draft new ordinances concerning the growing and dispensing of medical marijuana, consistent with PA law.

The BC and township joint task force started work in the summer of 2024 and held a public meeting last fall, but there was little public participation despite advertising. Due to the lack of attendance, a second public meeting was canceled.

The BC team made a presentation regarding the proposed ordinance updates to the PC last week, and the PC voted to move the updates to the Board of Supervisors.

The BC made a presentation to the Supervisors, summarizing the proposed revisions to the township's ordinances regarding specimen vegetation, riparian buffers, and timber harvesting, as well as the proposed new ordinances addressing medical marijuana growing and dispensing. A question was raised as to whether the BC task force is proposing to amend SALDO. The answer is no; the task force referred to SALDO provisions in the amended zoning ordinance relating to specimen vegetation.

Following the presentation, a motion was made and the BoS voted unanimously to approve the proposed amendments and new ordinances for submission to Chester County for VPP Act 247 review, after the material has been converted into the township's formal ordinance format.

Letter of Commitment for Grant to Update 2006 Comprehensive Plan – The Brandywine Conservancy worked with the township to develop a scope of work and funding plan to have Chester County fund 60% of the cost of updating the township's Comp Plan. Applications for the grant are due on March 31, 2025. The BC is seeking a letter of commitment of the township to participate in the grant process and have the BC submit the application on the township's behalf. A motion was made to execute the letter of commitment and unanimously passed. Grant awards are to be announced on May 14, 2025, and if the township's application is granted, the BC hopes to commence the project in the late summer.

Roadmaster Report: Patrick Yerkes was present and submitted a written report, which is attached to these minutes. The following was reported: The road crew has started the warm weather cleanup of sticks and debris and spreading mulch around trees. The crew finished fixing snowplow damage and sealed potholes on several township roads. The crew also trimmed trees and started cleaning out inlet boxes in The Knoll, which they then recorded in the township's Traisr software.

The road crew is currently staffed to its capacity of four.

With no further discussion, the meeting adjourned at 8:05 p.m.

Respectfully submitted:

Kay Ellsworth
Supervisor