

**PENNSBURY PLANNING COMISSION MINUTES**  
**FEBRUARY 27, 2024**

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present were Kay Ellsworth, Karen Meloney, George Trammel, Dennis Smith, Mike Clements, and Kathleen Howley. The minutes of January 23, 2024 were approved as amended.

**ZHB Paulsen 2066 Parkersville Rd application** – Mr. Paulsen and his attorney Brian Nagle were present to review with members his application. The ZHB hearing is set for 6:30 p.m. April 3, 2024 in the township building. Dennis Smith went over the review process with hearing applications before the Planning Commission as well as the Board of Supervisors. Mr. Nagle explained why Mr. Paulsen is seeking relief from setbacks to build a garage on an old foundation that had a garage on it many years ago. His .378-acre lot is located on a corner of Rt. 926 and Parkersville Road and has a small shed as well as the historic house. The height of the proposed garage will be under the max of 15 feet. Because of the size of the lot, the garage will end up being in front of the façade of the house and in the front yard. With no further discussion members moved to recommend to the Supervisors support of the application. A second was made and a vote taken. All were in favor and the motion passed.

**ZHB Staples/Law 142 Ponds Edge Drive application** – Mr. Staples, Ms. Law and their engineer Mr. Lisanti were present to review the application for relief from side and rear yard setbacks for the installation of an inground pool. The stormwater management will be provided in the permitting process and they have not had any interaction with their neighbors to get support but will follow up with them before the hearing date which is April 3<sup>rd</sup> at 7:30 p.m. It was suggested to check their impervious coverage in case they need to request another variance. The applicant stated they will consider other options with their engineer to alleviate the number of variances requested. With no further discussion a motion was made to recommend the supervisors stay neutral. A second was made and a vote taken. All were in favor and the motion passed.

Corinne Murphy had sent a draft of the annual report to members for review before sending it onto the Board of Supervisors by March 1<sup>st</sup>. With no further discussion, members voted to accept the report as drafted and Dennis Smith will send it onto the Supervisors for their review as required by the MPC.

**Wilson Lot Line Change Plan** – Mr. Houtmann was present as well as the Wilson's engineer, Jonathan Raimondo from Register Assoc. Mr. Houtmann's letter dated January 26, 2024 was reviewed as well as the Chester County Planning Commission letter dated January 30, 2024. There are no additional lots created and this is for estate planning. With no further discussion a motion was made to recommend approval of the plan subject to Mr. Houtmann's review letter being satisfied. A second was made and a vote taken. All were in favor and the motion passed. This will be on the March 20<sup>th</sup> Supervisor's agenda for approval.

**Rusty Drumheller** was present to discuss proposed changes to our zoning ordinance addressing demolition of historic structures without a permit and what penalties should be put in place to deter this. The adaptive reuse of an historic structure needs discussion on additional regulations that may be needed because of the reuse. He will go back to the Historical Commission for further discussion. With no further discussion the meeting adjourned at 7 p.m. Recording Secretary, Kathleen Howley