

**PENNSBURY PLANNING COMMISSION MINUTES**  
**SEPTEMBER 28, 2021**

Chairman Dennis Smith opened the meeting at 5:50 p.m. Present were Dennis Smith, Lynn Luft, Corinne Murphy, Jeff Streitl and Mike Clements. The minutes of the August 24, 2021 meeting were approved as submitted.

**Zoning Hearing Board (ZHB) Variance Application for Gables Restaurant** – present were Ann Kolenick and Alfredo Giannaccari, applicants for the Gables, Mike Shiring, attorney for the Gables, and Greg Radford, architect.

Mr. Radford and Mr. Shiring provided an overview of a proposal for a conservatory style enclosure above the existing patio, which is currently covered by tenting. The enclosure will be permanent glass and roofing. The result of the enclosure will be a small reduction in impervious coverage (-150 sf) and reduction of 12 restaurant seats.

Mr. Smith asked for clarification on why the applicants believed they needed a ZHB review. Mr. Shiring clarified that Mr. Rusty Drumheller, township code enforcement officer, recommended the review in order for the applicants to make the ZHB aware of two items:

- 1) Establish on the record the impervious coverage of the Gables footprint after the proposed enclosure, noting that it is above the allowable impervious coverage limit, despite the small reduction.
- 2) Establish on the record that the Gables is considered an eating and drinking establishment, and thus can continue to operate as it has been, including for events in the upstairs space.

Ms. Luft asked if the antique store on the property was in scope for the ZHB review. Mr. Shiring answered it is part of the adjoining lot, is not in scope for this review, and that the store is not currently in use.

Ms. Murphy made a motion to recommend support of the variance application as written. The motion passed with five members in favor, zero against.

The commission discussed potential topics for the next Planning Commission meeting and adjourned at 7:15 p.m.

Respectfully submitted:

Jeff Streitl, Secretary