

**PENNSBURY PLANNING COMMISSION MINUTES
DECEMBER 11, 2018**

Chairman Dennis Smith called the meeting to order at 5 p.m. Present were Dennis Smith, Lynn Luft, Jim Ware, Corinne Murphy and Kathleen Howley. The minutes of 11/13/2108 were approved as amended.

Chadds Peak – Geewax Property Sketch Prospective buyer, Mr. DeMarco was present and submitted a sketch plan for the property at 415 Old Baltimore Pike. Cindy Higgins, realtor for Mr. DeMarco was also present. The following was noted by Mr. Joe Rea, director of construction for Mr. DeMarco:

1. They would have to seek relief for the 100 ft side yard setback. Up to 50% in order to cluster townhomes. Also seeking relief for the cul de sac regulations which allow 20 homes on a road and they are looking to put in 30.
2. Sewage – community system on site as well as public water with Chester Water Authority
3. Also needs a CU from the Board of Supervisors for this type of development
4. They need 30 units to make the plan work.
5. Propose to subdivide the property with residential in front and keep the renovated barn as commercial. Need to confirm that can be done. Mixed use is not allowed and members suggested this would not be a good idea. The barn is approximately 10,000 sf.

They thanked members for their time and will go back to discuss what their next step is in the process.

1500 Pocopson Rd. – Doug Taylor, realtor was present with two clients who are interested in buying the 32-acre complex which was used formerly as a retreat house for priests. Presently the Hionis Family owns the property and is selling it. The main house is 14,000 sf which could be 2 units as well as a carriage house and gate house. Chuck Swope asked if it could be used as a bed and breakfast as well as an event center. He would occupy the main structure with his family. Members said it is not located on a designated road for a B&B and he would have to get a variance. There are other hurdles and it may not work out. Also, present was Donna Kimmel who is interested in creating a residential treatment center for young women. She proposes 20 staff, a medical director and clients would stay 30, 60, 90 days. Members agreed this would require special variances. She thanked members for their time and will continue to look for a suitable property for the treatment center.

It was noted that a minor 3 lot of subdivision titled Basil and Patricia Anderson was submitted for review. It is a 41-acre property with an historic house on it. This will be on the PC agenda when Mr. Houtmann submits his review letter. The organizational meeting will be January 8th 2019. With no further business the meeting adjourned at 7:30 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary