

**PENNSBURY PLANNING COMMISSION MINUTES**  
**JUNE 28, 2022**

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present were Dennis Smith, Alan Matas, Kay Ellsworth, Corinne Murphy (by phone). Minutes of May 24, 2022 were approved as submitted.

**414 Old Baltimore Pike (Geewax property) sketch plan discussion** – Mr. McFadden, architect and developer Mr. DeMarco were present to discuss two versions of a sketch plan for the development of this property. Phase I depicted 18 total condos' spread across the existing structures on site. Access is off Old Baltimore Pike and ending in a cul de sac leading to parking lots and condos. The back 21 acres in steep slope will stay open space. Phase two showed the same access point and road leading into the property with 4 homes on each side of the road leading into the property (total 8) and existing buildings in the back shown as condo units. Public water and sewer would be provided for the development. Members stressed the importance of reading our ordinances and making sure everything on the plan conforms to our ordinances. Mr. McFadden will work on refining the plan and return when ready.

**Ratmansky ZHB request variance for pool** – Mr. & Mrs. Ratmansky were present to answer questions. Their pool representative could not make the meeting. The following was discussed:

1. Seeking a variance for impervious coverage. Presently they are at 17+% and the plans show a change up to 22+%. When the house was built, it was at 17% - over the 15% allowed.
2. The septic system does not impact pool placement. This should be confirmed and it would be helpful to place that information on the plan for the ZHB.
3. Fence will be installed around the entire property.
4. Dennis Smith noted the side and back yard lines are next to open space. He also pointed out that the pool is at 950sf and ordinance max is 900 sf so this would be another variance to add.
5. The requested variance up to 22+% would be the highest limit in that neighborhood which is not something the township would look favorably on. A discussion followed as to why this maybe onerous. He stressed that their commission is advisory and does not make the final decision on variances.

With no further discussion Kay Ellsworth moved to recommend to the BOS not to support the application in its present form. Dennis Smith seconded the motion. A vote was taken and 3 were in favor of the motion, one was not. Motion carried. It was suggested that the Ratmansky's might want to go back to their pool consultant and try to reduce impervious coverage before they have their hearing. They will be at the July 20<sup>th</sup> Supervisor's meeting to request support from the township for their application.

Members reviewed the County Planning Commission Review letter regarding the solar amendment. Mr. Houtmann suggested two changes in his June 28, 2022 email to Board members. A discussion followed and a motion was made and seconded to accept Matt's comments in the letter and have the amendment changed accordingly. A vote was taken and all were in favor – motion carried. Ms. Howley will talk to Tom Oeste to determine if this has to be readvertised.

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The next meeting will be July 26<sup>th</sup> at 5:30 p.m. On the agenda will be a continuation of discussion on tree removal and riparian buffer protection. With no further business the meeting adjourned at 7:40 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary