

**PENNSBURY PLANNING COMMISSION MINUTES**  
**SEPTEMBER 27, 2022**

The meeting was called to order by Chairman Dennis Smith at 5:30 p.m. Present: Dennis Smith, Corinne Murphy, Kay Ellsworth, Jeff Streitel, Mike Clements, Alan Matas and Kathleen Howley. The minutes of August 23, 2022 were approved as submitted.

**Cheryl Lane and 1080 Parkersville Rd Lot Line Subd** – Mark Padula, engineer for the project explained the intent of the subdivision. Property owners of 1080 Parkersville Rd are purchasing additional land from the lot behind them and adding it to their property. Their home sits at the back of their lot and they would like to have more backyard. The lot behind them fronts on Cheryl Lane and is part of Pennsbury Heights Subdivision. Mr. Houtmann, Township Engineer, went over his review letter dated September 15, 2022 with Planning Commission members. Several neighbors were in attendance and have concern that the Cheryl Lane lot is being reduced to less than 2 acres which was the size of lots allowed when their subdivision was approved. Resident on Cheryl Lane, Kathleen Shazes, objects to the subdivision of this lot and presented letters to the Supervisors and Planning Commission. Mr. Houtmann requested a copy of the title search be submitted to the township. He will also review with Tom Oeste several legal questions and discuss the drainage easement with Dave Allen, Road Master. It was also noted that the Chester County Planning Commission did review the plan and Mr. Smith read the letter to all attendees. The matter will be scheduled for review at the October 25<sup>th</sup> Planning Commission meeting.

**508 and 470 Hillendale Road Lot Line Subd** – Tom Schreier, Hillcrest Assoc, gave an overview of the project and why the property owners, George Trammel and Libby Sullivan attending, want to subdivide a portion of another lot they own and add it to their existing lot as well as citing a 3+ acre exception area for a future house site. Most of the property is under easement and the exception area will need zoning relief if a house is to be built there. So far relief is for steep slope, riparian buffer and side yard setback. They want to determine if there are any more variances needed for this lot. In the meantime, they will move ahead with a Zoning Hearing Board application seeking relief and afterwards come back to the township to finalize the lot line changes and get approvals. Mr. Houtmann went over his review letter dated 9/15/2022 with members and Mr. Schreier. There were no further questions.

**Wes Atkins 4 lot subd. Review** - Mr. Smith read Susan Springman's email to members regarding safety concerns for McFadden Road with additional traffic being put on that road. It is narrow, cul de sac small and she is asking the Township to widen it for the additional traffic. Another resident on that road, Becky Gaulding also expressed similar concerns. Members went over with Mr. Houtmann his review letter dated 9/15/2022. Mr. Houtmann noted that the applicant dropped off revised plans today addressing all issues and he will have a response to be reviewed at the October 25<sup>th</sup> Planning Commission meeting.

Page 2

September 27, 2022

**519 Baltimore Pike ZHB application** – applicant Mr. O’Donnell and his attorney Michael Shiring were present to explain to members why they are asking for a variance. The applicant proposes to add a second story to the existing building for an apartment and use the downstairs for a showroom for his roofing business. He is also requesting relief for a free-standing commercial sign (internally lit) as well as a sign on the building. The apartment will be income producing to help pay for all improvements. Members pointed out that the driveway nearest to Brintons Bridge Road is not safe and this needs to be considered. Mr. Smith read a list of concerns and comments about the implications of the application. With no further discussion, members voted unanimously to stay neutral on this application. The Supervisors meeting is October 19<sup>th</sup> and Mr. Shiring will attend to explain the application to the Board. The Zoning Hearing is scheduled for October 24<sup>th</sup>.

With no further business the meeting adjourned at 8:00 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary