

**PENNSBURY PLANNING COMMISSION MINUTES
NOVEMBER 15, 2022**

Dennis Smith called the meeting to order at 5:30 p.m. Present were Dennis Smith, Corinne Murphy, Kay Ellsworth, Alan Matas, Mike Clements, Jeff Streitl and Kathleen Howley. The minutes of October 25, 2022 were approved as amended.

Greg Williams Lot Line Change Subd – Jake Diem from Register Assoc. was present to go review with members Mr. Houtman’s letter of November 11, 2022. It was also noted that the township has received the Chester County Planning Commission review letter. Mr. Williams is selling Mr. & Mrs. Siefried 15+ acres which will be attached to their adjoining lot. The remaining Williams lot will be 41 acres and the Seifried lot becomes 22.397 acres. There is no construction planned. The applicant is seeking two waivers which will be given to the Board of Supervisors for their approval. Members had no further questions. A motion was made to recommend approval of the lot line change conditioned on satisfying all items in Mr. Houtman’s November 11th letter. With no further discussion a vote was taken and all were in favor. Motion passed. Mr. Diem will make necessary changes to the plan and appear at the Supervisor’s December 14th meeting for approval.

Ciprani ZHB Application – Mr. & Mrs. Ciprani were present to explain application and get support from the township. They are requesting a variance to build an addition onto the back of their house which is located on Pocopson Road. The house is too close to the road and thus non-conforming and in need of a variance. They would also like to have an apartment in their barn located to the back of the house and have her parents live there. Dennis Smith went over the zoning hearing process to help them understand what they are asking and what steps were next. After discussion, a motion was made to recommend support of both requests and it was seconded. A vote was taken and all were in favor. Motion passed.

519 Baltimore Pike ZHB – Attorney for the applicant, Mr. Shiring as well as the applicant and architect, P.J. Anderson were present. Mr. Shiring said that the property is in the historic overlay district and requires a CU. However, they need to go through the zoning hearing board process before the CU comes into play. A revised sign design was submitted. It will now be a monument sign, stone pillars with up lighting. It is a commercial sign which will need a variance. Members expressed concern about the placement of the sign and insuring it does not block sight distance. Another concern was expressed with regard to the driveway onto Brintons Bridge Road. It is too close to the intersection of Brintons Bridge Road and Route 1. This should be addressed by the applicant. A drawing of the proposed house and landscaping was reviewed by members. Mr. Shiring went over all variances being requested. After much discussion a motion was made to generally be supportive of the zoning relief requested by the applicant and stay neutral on the proposed wall sign on the house, and the use of the second floor of the house as an income producing apartment with the commercial use below. The motion was seconded and a vote taken. All were in favor and the motion passed.

The next PC meeting will be December 13th at 5:30 p.m. With no further business the meeting adjourned at 7:45 p.m.

Respectfully submitted: Kathleen Howley, Recording Secretary

