

PENNSBURY PLANNING COMMISSION MINUTES  
APRIL 25, 2023

The meeting was called to order by Chairman Dennis Smith at 5:30 p.m. Present were Alan Matas, Jeff Streitl, Kay Ellsworth, Corinne Murphy, Dennis Smith and Kathleen Howley. The minutes of February 28 and March 28, 2023 were reviewed and approved as submitted.

**ZHB Hillendale School application for outdoor classroom** – James Whitesel, Director of Facilities from the school district was present as well as their attorney, Loren Szczesny and principal Josh Leight. Mr. Szczesny explained why the school is present requesting a hearing. The property is zoned residential and a museum was constructed years ago and went through the process to have a special exception granted for educational purposes. This was granted and when the museum no longer existed, the school district bought the building in the 1980's. Since the request to construct an outdoor classroom is an extension of that special exception, the district needs to obtain approval from the Zoning Hearing Board. Mr. Whitesel showed what the structure will look like and Principal White went on to explain the function of the classroom. The school obtained a grant for the construction as well as the PTO having numerous fundraisers so that it would not cost taxpayers. It is fully funded. The structure is a pole barn with 3 open sides and one closed side for storage built on a concrete slab.

Dennis Smith explained the process going through a Zoning Hearing Board application and why the school needed to apply. Kay Ellsworth moved to recommend support of the application to the Board of Supervisors subject to review by the Historic Commission. The motion was seconded and a discussion followed. The proposed structure is close to the historic farm that sits on Hickory Hill Road. Judi Wilson, Chairperson of the Historic Commission was present and said the HC members will review this to see what might be required by the township before any approvals. The application will be before the Supervisors at their May 17<sup>th</sup> meeting and the hearing date is set at May 31, 2023 at 7 pm in the township building. With no further discussion a vote was taken and all were in favor. Motion passed.

Ms. Howley reported a **2-lot subdivision submitted by the Darlington/McAnally families**. 23 acres of open space is being subdivided into 2 lots and each family will obtain ownership of one lot. The open space is under a conservation easement held by the Brandywine Conservancy. The Conservancy is in the process of reviewing and approving the plans. The plans have been submitted to the County and Township Engineer for review.

Public Comment - Wes Atkins was present and stated he has access issues with his proposed 4 lot subdivision which he is working on.

Members reviewed the minutes of the Planning Seminar held on March 28<sup>th</sup> to identify any action items they need to address. They will continue to work on tree and riparian buffer protection. A workshop will be held on May 2<sup>nd</sup> and if needed, on May 16<sup>th</sup> at 5 p.m. Ms. Howley will check with Grant DeCosta at the Conservancy to get an update on their proposal for consultation on the project and submission in the Fall to the County for a VPP grant. Alan Matas stated he has been reviewing the Comp Plan which

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should be updated but not changed that much. The township should consider obtaining the services of a consultant for the work.

With no further business the meeting adjourned at 7:30 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary