

PENNSBURY PLANNING COMMISSION MINUTES  
JUNE 27, 2023

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present: Dennis Smith, Mike Clements, Kay Ellsworth, Corinne Murphy, Alan Matas, Kathleen Howley. The minutes of May 30, 2023 were approved as amended.

**ZHB Application Mr. & Mrs. Madden – 157 McFadden Road**

Mr. & Mrs. Madden were present along with their attorney Ryan Jennings. Dennis Smith explained the application process for a zoning hearing and the Planning Commission will advise the Board of Supervisors and make recommendations. Mr. Jennings stated the Madden's house is new construction and they have lived there for a year. They would like to put in a walkway from the front of their house to the back as well as a patio. The existing house is at 19.9% impervious coverage and the zoning district allows for 20%. Their proposed improvements would put them at 24.05% coverage. They also have a plan for stormwater management. Mr. Smith applauded them for taking the initiative to consider the stormwater and their project appears to be something that normally would be included in new construction. Ms. Ellsworth made a motion to recommend support of this application by the Supervisors subject to Mr. Houtmann's review of stormwater management. Mr. Clements seconded the motion. A vote was taken and all were in favor. Motion passed. The hearing date is August 3, 2023 at 7 p.m.

**ZHB application Mr. & Mrs. McGlade 851 Fairville Road**

Mr. & Mrs. McGlade were present with their landscape architect from Pennoni, Ken Hoffman, to discuss their application before the township regarding the renovation of the main house as well as installing a pool on the property. They are asking for relief for disturbance in steep slope as well as placing a pool in the front of the house. The property does have a conservation easement which limits the land disturbance around the house. NALT holds the easement and they have reviewed the plan which conforms to the easement. The core of the house dates to the 1700's and the applicants have been working with our Historic Commission as they develop their plans for the property. The applicant stated they have considered other versions of development but none acceptable to them except the one before the township. The pool will not be seen from Fairville Road since it will sit up above the landscape. There is approximately 500 ft from the road to the pool area. The house will be approximately 5000 sf. The large sycamore tree will stay but 3 old pines are being removed. A rain garden will be installed in the upper portion of the property beyond the garage area. The ground for the pool area will be tested to make sure a pool is suitable. Dennis Smith noted Matt Houtmann did look at the plan regarding steep slope and reiterated that reasonable measures be in place to reduce the slope disturbance. Otherwise, he had no technical objection to the request for relief. A motion was made by Corinne Murphy to recommend support of the application by the Supervisors for the pool variances requested. The motion was seconded and a vote taken. All were in favor and the motion passed. Another motion was made to support the variance request for disturbance in steep slope conditioned upon Mr. Houtmann's review. The motion was seconded and a vote taken. All were in favor and the motion passed. The hearing date is Thursday, July 20, 2023 at 7 p.m. in the township building.

Page 2

June 27, 2023

Both ZHB applications will be before the Board of Supervisors at their July 19, 2023 meeting at 7 p.m. in the township building.

The next Planning Commission meeting will be July 25, 2023. Dennis Smith stated the preliminary agenda for that night will be a review of the ZHB application for 2007 Brintons Bridge Rd, review of Atkins 3 lot subdivision, potentially a review of the McAnaly 2 lot subdivision and the CU application for 1301 Brintons Bridge Road. This agenda may change moving closer to that date.

Members discussed a proposed amendment to the ZO regarding specimen trees that they have been working on. It was agreed that a write up of their work on this subject be sent to the Supervisors to get their input before including it in their discussion with the Brandywine Conservancy who will apply for the Vision Partnership Program grant on behalf of the Township. Kay Ellsworth circulated a version for all members to comment on by June 30<sup>th</sup> at which point the document will be sent to the Supervisors for their review and comment.

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

Respectfully submitted:

Katheen Howley  
Recording Secretary