

PENNSBURY PLANNING COMMISSION MINUTES  
JULY 25, 2023

Chairperson Kay Ellsworth called the meeting to order at 5:30 p.m. Present: Kay Ellsworth, Mike Clements, Alan Matas and by phone, Dennis Smith. Ms. Howley and Township Engineer Matt Houtmann were present. The minutes of June 27, 2023 were approved as amended.

**The Brandywine Conservancy, Grant DeCosta, John Snook, and Olivia Falcone** were present to discuss the grant process for Vision Partnership Program. Mr. DeCosta went over the application, due dates, and content. The three areas of interest for Pennsbury are riparian buffer protection, specimen trees and medical marijuana. The Conservancy will also have access to other grant monies (Wm. Penn Foundation being one) to help with the cost project. Members will finalize scope of work with the Conservancy by August 22<sup>nd</sup> in order to meet the application deadline of September 8<sup>th</sup>. A letter of commitment is needed from the Township as well as approval by the Supervisors at their public meeting on August 16, 2023.

**Atkins 3 Lot Subdivision** – Mr. Houtmann went over his review letter of July 20<sup>th</sup>. The following was noted:

1. Mr. Atkins owns both properties
2. Mr. Atkins agrees to flip garage to the other side of the house on lot 2
3. It is important that the cul de sac where the driveway is located is graded out by Mr. Atkins and Township will put in the paved area.
4. Storm water management – drainage area at each inlet be identified on the plan.
5. Waiver requests – no changes from the last plan reviewed.
6. Opportunity to save some trees along the driveway was discussed.

The plan needs to be revised and have one more review by the PC at their 8/22 meeting. Ms. Howley stated the Township will need another extension of time for review. This can be considered at the August 16<sup>th</sup> BOS meeting.

**Illum , 2007 Brintons Bridge Rd, ZHB application** – Mr. Illum was present to discuss his application for an enlarged garage. The maximum sf by code is 600 and the garage is 768 sf. He has 5.9 acres. This will have little to no impact on his neighbors. He needs additional space to store heavy equipment he uses for maintenance of his property. Members moved to support the application before the supervisors. A vote was taken and all were in favor. Motion passed. The hearing is set for August 17 at 7 p.m.

**Amended ZHB application Hillendale School** – Attorney for the school district Loren Szczesny was present to request support for the amended application. The school received approval for the outdoor classroom at a previous ZHB hearing. However, the location has since changed and now the structure will be situated in front of the school along Hickory Hill Road. The school is asked for relief/variance for the location of the building as well as the size of the building being over 600 sf. The conditions set forth in the previous conditions will be reviewed at this hearing to determine if they still are applicable. The

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hearing date if August 17<sup>th</sup> at 6 p.m. With no further discussion there was a motion to support the application and the motion was seconded. A vote was taken and all were in favor. Motion passed.

Kay Ellsworth reported she met with Judi Wilson and Jeanne Speirs on a virtual meeting regarding work being done addressing our demo by neglect ordinance as well as adaptive reuse for historical structures. They will have their second meeting tomorrow.

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

Respectfully submitted:

Kathleen Howley  
Recording Secretary