

PENNSBURY PLANNING COMMISSION MINUTES
SEPTEMBER 26, 2023

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present: Dennis Smith, Mike Clements, Kay Ellsworth, Alan Matas, Karen Meloney, Jeff Streitl and recording secretary Kathleen Howley. The minutes of August 22, 2023 were unanimously approved as amended.

Darlington/McAnally 2 lot subdivision – Mr. Houtmann issued a review letter dated September 18, 2023. It was noted that the subdivision is being done for estate purposes. Mr. Houtmann’s letter was reviewed by members with the applicant present. Mrs. McAnally stated they have not received the Conservancy approval yet. The family was told by the Conservancy that they must have all family members sign off on the plan and they are in the process of doing that. With no further discussion a motion was made to recommend approval of the plan to the Supervisors conditioned upon resolution of all items noted in Mr. Houtmann’s letter. The motion was seconded and a vote was taken. There were 5 yes and 1 abstention. Motion passed. Mrs. McAnally will be at the Supervisor’s October 18th meeting seeking approval of the plan.

Historic Resource Map Update – **Judi Wilson** was present to obtain support of the Historic Commission’s request for the Historic Resource Map to be amended and updated to include the Twin Bridges Historic District. Mrs. Wilson distributed information outlining the process for this and listing historic resources that will be added to our map in the Zoning Ordinance. The Historic Commission has voted to move forward with this project and notified all property owners involved. A motion was made to recommend to the Supervisors inclusion of the Twin Bridges Historic District on the HR map. A second was made and vote taken. There were 4 yes and 2 abstentions. Motion carried. This will be on the October 18th BOS agenda.

Judi Wilson provided an update on the VPP grant project working with Chester County Planning Commission to amend the demolition by neglect process in our ordinances as well as addressing amendments for adaptive reuse of historic structures. The timing of the project runs out by year end and the task force is meeting tomorrow to finish it. Jeannine Speirs, County consultant, will have the draft of the amendment by the end of the week and send out to all members of the PC for review and comment before it goes to the BOS October 18th. Dennis Smith suggested they get the draft before them and then determine how they would like to meet to discuss changes.

Attorney Natalie Young was present representing the owner of 2 and 4 Ponds Edge Drive. The owner wants to put in a coffee shop in the old Citadel Bank building which is 4 Ponds Edge and use the drive through as well as having seating in the building. Ms. Young distributed information which appeared to be an application. However, she pointed out that it was not an application and the presentation is preliminary in nature only. There was a discussion on the number of parking spaces needed for the establishment. She stated that she knows the applicant will have to go before the Township for a CU as well as to the Zoning Hearing Board for relief for what they want to do. Mr. Smith stated the presentation appeared to be an application and it was not appropriate for the Planning Commission to

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comment further. They need to make application to the Township at which time members will be given plans to review and comment on.

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

Respectfully submitted:

Kathleen Howley
Recording Secretary