

PENNSBURY PLANNING COMMISSION MINUTES
JANUARY 23, 2024

The organizational meeting was called to order by Dennis Smith at 5:00 p.m. Present, Dennis Smith, Mike Clements, Alan Matas, Karen Meloney, Kay Ellsworth, and Corinne Murphy (by phone). The slate of officers presented for nomination are Chairman – Dennis Smith, Vice Chairperson – Kay Ellsworth, Secretary – Corinne Murphy. Alan Matas moved to approve the slate of officers and Mike Clements seconded the motion. A vote was taken and all were in favor. Motion passed.

Chairman Dennis Smith called the regular meeting to order at 5:30. The December 11, 2023 minutes were approved as submitted. Also present at the meeting were Code Enforcement Officer Rusty Drumheller and Solicitor Tom Oeste.

1301 Brintons Bridge Road CU application – The applicants are requesting approval to operate a Bed & Breakfast at this address which is an historic home. Dennis Smith reviewed the history of the application which was submitted in May, 2023 and extended numerous time. The applicants and their attorney Lee Stivale were present to request support of the application from the Township Planning Commission. The CU hearing is scheduled for Wednesday, February 21, 2024 at 6 p.m. in the township building. Architect Jonathan Kloppmann was present and went over drawings of the additional 8 rooms in the renovated garage. Attorney Lee Stivale distributed handouts to all members and went over zoning ordinance sections that pertain to a B&B in an historic house and the criteria to be met before approval can be given by the township. Applicant Ann Kolenick stated they are working on the septic approvals, and the proposed use goes along with the Gables Restaurant next door and wedding venues which sometimes requires overnight stays. Proposed are 8 rooms in the main house and 8 rooms in the renovated garage as well as an additional unit for the innkeeper who will manage the property who will be on site when overnight guests are present. There will be no retail use and sufficient parking will be provided with screening. Attorney Tom Oeste briefly went over the list of criteria for a B&B and pointed out where the applicant is not meeting the ordinance. Mr. Stivale asked if the township would be in favor of the use of the property knowing that his client needs to meet all criteria to get approvals from the township. Mr. Oeste suggested that the Planning Commission members could recommend approval of the use of the property subject to compliance with all zoning criteria being met. With no further discussion a motion was made to recommend support of the use of the property for a B&B with compliance to all criteria listed in our zoning ordinance to the Board of Supervisors. There was a second and a vote taken. All were in favor and the motion passed.

Bley ZHB application for pool – 8 Penn Drive – Mr. & Mrs. Bley were present with their Engineer Mr. Lisanti. They are requesting two variances, one for impervious coverage and another for side yard setback. Their hearing is scheduled for Monday, March 4, 2024 at 7 p.m. in the township building. The Bleys have 5 children and they had a pool at their previous home which the family enjoyed. They would like to have more amenities for their children when they are home and have friends over. They observed many other pools in the neighborhood. Impervious coverage is 14.5% and would go to 19.9% and their side yard setback would be 33.8 ft instead of 50. With no further discussion a motion was made to recommend support of the application to the Board of Supervisors. A second was made and a vote taken. All members were in favor and the motion passed.

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Ms. Howley noted that a lot line change for the Wilson property on Hillendale Road was submitted for review and approval. The plans have been sent to the County as well as the township engineer for review. This is for estate planning only and no construction is planned. The plan will be placed on the PC agenda when the review letter is issued by Matt Houtmann.

Historical Commission Chairperson Judi Wilson was present to explain the changes made to the **Historic Resource Map** in the zoning ordinance. The map is being updated to add the Twin Bridges Historic District as well as a clean up of other resources on the map. The Brandywine Battlefield Preservation Plan Boundary was placed as an overlay. With no further discussion a motion was made to accept the amended map and there was a second. A vote was taken and all were in favor. Motion passed.

Brandywine Conservancy is the township consultant working on the County Grant Application for acquisition of open space and requested a support letter from the Planning Commission for submission in the grant application. Members unanimously voted to send a support letter with the grant application and Dennis Smith will sign it as Chairman of the PC.

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

Respectfully submitted:

Kathleen Howley
Recording Secretary