PENNSBURY PLANNING COMMISSION MINUTES
March 13, 2024

The meeting was called to order by Chairman Dennis Smith at 5:30 p.m. Present: Dennis Smith, Mike Clements, Corinne Murphy, Alan Matas, Kay Ellsworth, Karen Meloney, George Trammell, and Kathleen Howley. The minutes of February 27, 2024 were approved as submitted.

TOPICS FOR FUTURE DISCUSSION with supervisors and PC members: The workshop with the BOS is scheduled for Tuesday, March 26th at 4 p.m. in the township building.

1. Update the 2006 Comprehensive Plan – township vision may not have changed but statistics noted are obsolete.
2. Short Term Rentals – Airbnb –
    a. Advertised on line
    b. More tourism in our area (Longwood Gardens expansion) and with the high price of hotel rooms, people will look to the Airbnb's and the like for short term stays.
    c. Hard to enforce regulations that may be on the books. Enforcement is necessary.
    d. To be effective, regulations and definitions should be explicit for this type of use.
    e. Members agreed that this is a topic for more discussion.
3. Swimming Pool ZHB applications for small lots – Members agree this will continue. As land is developed, larger lots should be required to accommodate owners' large homes, hardscapes, and pools. How do we do this?

We are waiting to hear from the Brandywine Conservancy regarding the contract with the County for the Vision Partnership Program grant. Karen Meloney has agreed to be the liaison between the PC and Conservancy.

To better understand the many ZHB application requests for variances, special exception as well as subdivision plans, member will receive a paper copy of all plans submitted as well as the digital copy. A discussion followed as to creating a checklist for items to be attached to all applications to facilitate a complete review. Alan Matas will send an example of a checklist to Dennis and Kathy for review.

With no further discussion the meeting adjourned at 7:20 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary