

PENNSBURY PLANNING COMMISSION MINUTES
APRIL 10, 2024

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present: Dennis Smith, Mike Clements, Alan Matas, Kay Ellsworth, Karen Meloney, George Trammell, Corinne Murphy, and Kathleen Howley. The minutes of March 13, 2024 were approved as amended.

Steve Kopp, review sketch plan of former Chadds Peak 414 Baltimore Pike. Mr. Kopp was present to discuss his proposed ideas for development of the former Chadds Peak property. He has not purchased the property and has until the end of the month to decide if he will move forward with the sale. The following was noted:

1. Proposed are 6 residential lots as you go into the property from Old Baltimore Pike. A 50 ft right of way is needed for the entrance way.
2. The historic house (1770) would be renovated and used as a B&B in conjunction with the proposed event space.
3. 50 parking spaces are shown on the plan around the barn which was renovated as office space approximately 20 years ago. There would be more parking spaces proposed.
4. The office space and accessory structures would be used as event space. Relief from the zoning and conditional use relief would be required.
5. Subdivision and land development plans would be necessary.
6. Discussion followed as to what might be necessary to have event space versus all residential use. There is much more to consider with the planning of event space than if he would develop under residential, use by right.

Chris Castaneda was present and is interested in purchasing a 5+acre lot off Old Baltimore Pike and zoned highway commercial. His family has a small catering and manufacturing business (salsa and chips) in Kennett Square and they are looking to expand. Along with manufacturing there would be a small retail area for customers to buy product and order take out. Presently they have a box truck that delivers their products to retail customers. Members encouraged him to access our Zoning Ordinance on the website or purchase a book to review regulations in the HC district.

Members discussed ways to best communicate to the Board of Supervisors their thought process when making recommendations for Zoning Hearing Board and Conditional Use applications. Kay and Corinne offered to keep notes to include in future minutes for these reviews. The next PC meeting will be May 8th at 5:30 p.m. With no further business the meeting adjourned at 7:45 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary