

PENNSBURY PLANNING COMMISSION MINUTES
JUNE 12, 2024

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present: Dennis Smith, Karen Meloney, Kay Ellsworth, Corinne Murphy, Kathleen Howley and Dan Boyle. The minutes of April 10, 2024 were approved as amended.

Karen Meloney distributed a report on the first meeting held with Brandywine Conservancy on May 23rd regarding the work to be done under the Vision Partnership Grant covering specimen trees, riparian buffer zone and medical marijuana. Grant DeCosta went over the timeline for the project, future meeting dates and deliverable dates. The first draft is expected a week before June 27th which is the next meeting date at the township building at 1 p.m. Legal review of the draft will be conducted by the BC attorney as well as the township attorney, Tom Oeste at the appropriate time.

A discussion followed regarding Zoning Hearing Board Applications being deficient on providing an explanation of reasons for the "hardship" for a variance that is being requested. Topics discussed were 1) what determines a hardship, 2) dimensional and use variance, 3) 5 conditions to be met when requesting a variance and 4) who reviews the application for completeness. Members agreed to continue discussion at their next meeting with the intent of recommending revisions to clarify and strengthen the need for one or more hardships in the ZHB application review process.

The former Chadds Peak property has been sold and is expected to be developed. The Gables request for conditional use for a B&B at the 1301 Brintons Bridge Road property has been denied by the Township and is being appealed by the owners in the court. The next meeting is July 10th at 5:30 p.m. With no further discussion the meeting adjourned at 7:00 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary