

PENNSBURY PLANNING COMMISSION MINUTES
JULY 10, 2024

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present: Dennis Smith, Karen Meloney, Kay Ellsworth, George Trammell, Alan Matas, Matt Houtman, Kathleen Howley and Dan Boyle. The minutes of June 12, 2024 were modified to include a date change in Paragraph two, sentence three which previously read "June 27th" and now shall read "June 20". The minutes were approved as amended.

The Herdeg Subdivision Plan (901 Baltimore Pike) was discussed. The applicant was represented by Register Inc. Civil Engineer Jonathan Raimondo. He generally outlined his client's position which included one "front" lot (Lot 2) of ~10.44 acre to contain one dwelling and a second "back" lot (Lot 1) of ~29.3 acres which may contain no more than one dwelling. A discussion occurred between Mr. Raimondo, the Planning Commission, and Township Engineer Matt Houtman. A motion was made by the P.C. to recommend conditional approval of the plan presented which would allow Lot 2 to be restricted to one dwelling and Lot 1 to also be restricted to one dwelling. Acceptance of the motion is conditioned upon all terms and conditions contained in the Township Engineers letter dated July 1, 2024 being satisfied. The Motion was approved.

Vision Partnership Program--Karen Meloney distributed a summary report on the Task Force Meeting #2 held June 27, 2024. A general discussion followed on the work outlined under the Vision Partnership Grant (specimen trees, riparian buffer zone and medical marijuana). The Brandywine Conservancy will revise their current draft and provide an update at next meeting for further discussion.

A discussion was held regarding "hardship" issues and matters regarding P.C. parameters and decision making.

The next meeting is August 14, 2024th at 5:30 p.m. With no further discussion the meeting adjourned at 7:15 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary