

## PENNSBURY PLANNING COMMISSION MINUTES

August 14, 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 July 10, 2024 were approved as amended.

The ZHB (sign) application for Freddie & Marshie, LLC was discussed. In attendance were Alfredo Giannaccari and Brianne Messina. The installation of five (5) different signs were discussed. Signs 1 and 2 are directional signs to direct patrons where to turn into the property. Sign 3 is an entrance sign. All three measure approximately 18" wide X 12" high. A motion was made, seconded, and a vote was taken which was unanimously approved by all six (6) members.

Sign four is for a roadside sign that measures approximately 60" wide X 18' high lifted by two posts. Discussions ensued concerning the height, method of support, location in proximity to utility wires, method of illumination, and possible conflict with the Brandywine. A motion was made to reject the applicant's request. All members were unanimous in voting to reject the sign as was presented on the application and pictorial design.

Sign 5 is a request for a new (cow) sign located at the gable end under a window. It would be illuminated with LED backlighting. The dimensions are 95" wide X 53" high. A discussion was held about the method of lighting. Neighbors Steve and Diane Mitch were in attendance and raised an issue about additional light pollution coming from the sign. A conditional motion was proposed to support the sign if the method of lighting was consistent with Township ordinances and would only be lit during normal business hours. The motion was seconded and a vote was taken. Five were in favor and one opposed-- the motion passed.

NB: Some attention was discussed that signs 4 and 5 may be considered in conflict with the Historic Overlay District.

The Conditional Use application of FRU Property Management, LLC and Middle Brother Coffee Roasters, LLC was heard. In attendance was owner of the subject property located at 4 Pond's Edge Drive Ed Ferrara III, applicant Brett McLaughlin, and his attorney Patrick McKenna. The applicant requests to change the use and convert the existing unoccupied property previously used as a bank with a drive-up window into a coffee shop with operating hours from 6AM to 4PM. The business will serve various coffee, teas, and waters in a casual setting with local artwork and light fare. No food will be made on site, but instead purchased from local bakeries. Applicant contends that the only change to the building would be to remove an ATM machine and add additional signage (building, order board, drive thru, and directional from Route 1). The applicant feels the shared parking is adequate. He also believes the two holding tanks will be sufficient but will investigate expanding them or adding a third tank. Township engineer Matt Houtmann indicated that the restaurant has a use by right, but the drive thru is subject to conditional use which must take into consideration the parking (based upon sq. footage and number of users). He also found that the fire lane must be marked. A motion was made to support the parking plan as described in the proposal. The motion was seconded and a vote was taken. All were in favor and the motion passed. A second motion was made on the accessory use of the drive-thru as proposed. The motion was seconded and a vote was taken with unanimous support the motion passed.

The matter of the lot consolidation at 1451 Fairville Road was discussed for the limited purpose to determine whether it was 'complete' by Township Engineer Matt Houtmann. It was deemed so and officially accepted. It will be discussed further in the September meeting.

The Vision Partnership Program was discussed. Member Karen Meloney summarized the room regarding the topics covered to date which include ACRE, resource protections, riparian buffers, specimen vegetation, and medical marijuana. The Program, thru the Brandywine Conservancy and members of the Township Planning Commission, will continue their work to refine the topics.

The next meeting is September 11, 2024<sup>th</sup> at 5:30 p.m. With no further discussion the meeting adjourned at 7:45 p.m.

Respectfully submitted:

Dan Boyle  
Recording Secretary