

PENNSBURY PLANNING COMMISSION MINUTES
September 11, 2024 DRAFT

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present: Dennis Smith, Kay Ellsworth, Corinne Murphy, Alan Matas, Karen Meloney, George Trammell, Matt Houtmann, and Dan Boyle. The minutes of August 14, 2024 were approved as amended.

The lot line consolidation and development plan for the property located at 1451 Fairville Road (Siegfried) was discussed. In attendance on behalf of the Applicant was his attorney Max O'Keefe, his consultant from Landscape designs—Jenn, his architectural agent from Hillcrest Associates—Tom Schreier, and his building representative from Dewson Construction—John McMahon. The Applicant's request is to consolidate five lots into one parcel totaling approximately 32.34 acres. The applicant requests to make various improvements including a dwelling 235-ft x 85-ft), an attached garage (80-ft x 90-ft), guest house, guard house, swimming pool (56-ft x 90-ft), pool house, adding a second driveway to access Fairville Road, and build a concrete lined pond for aesthetics and storm water management. Per Township Engineer Matt Houtmann, a great deal of zoning and conditional use relief is required for their proposal, including but not limited to Disturbance of Steep Slopes, Riparian Buffer, Soil Disturbance, usage greater than permitted for Accessory Use and Accessory Structure (attached is a copy of Matt Houtmann's report to be incorporated by reference). Mr. O'Keefe will schedule a meeting with their consultants to verify the appropriate zoning relief and applications to be filed. They will also contact the Township to meet with its Engineer and Code Enforcement Officer.

Karen Meloney distributed a report on the VPP Project to Updated Pennsbury Township Ordinances Task Force Meeting # 4. The report summarized the Ordinances use as either special exception / conditional use, depending on the BoS preference and the Townships solicitor's advice. Other factors discussed related to defined terms, terms of art, and their application in the Townships existing language. The BC will continue to research and develop more complete language. The Riparian Buffer Ordinance is close to conclusion, the Medical Marijuana provisions are being worked upon, and the Specimen Tree language needs further effort (*Attached is a copy of the report to be incorporated by reference*).

The next meeting is scheduled for October 9, 2024 at 5:30 p.m. With no further discussion the meeting adjourned at 7:00 p.m.

Respectfully submitted:

Dan Boyle
Recording Secretary