

Pennsbury Township Planning Commission Minutes

November 11, 2024

Chairman Dennis Smith Called the meeting to order at 5:30pm. Present: Dennis Smith, Kay Ellsworth, Mike Clements, Alan Matas, Karen Meloney, George Trammell, and Dan Boyle. The minutes of October 9, 2024 were approved.

Special Exception & ZO Variance—455 Old Baltimore Pike—Lewis

Dr. Lewis presented his plans for a small expansion to accommodate more dog runs, additional exam rooms, and space for a cardiologist. The expansion aims to address scheduling issues for large breed dogs and to accommodate cardiology appointments. The PC raised concerns about the proposed walkway and its impact on setbacks if it will extend beyond the current footprint and the need for clarification on the setbacks and the potential impact on future development.

The PC also raised issues about the expansion of the practice to include cardiology, which was not part of the 2018 special exception. Condition eight specifies that use would be for a dental practice only, and some of the PC members felt that a cardiologist seeing patients unrelated to the dental practice would be an expansion of use. (see paragraph 8 of the 2018 decision).

A motion was made to recommend approval, subject to the expansion toward Route 1 and Condition 8 of the 2018 decision. The motion was seconded, a vote was taken with unanimous support, and the motion passed.

Action Items

- Dr. Lewis to provide clarification on the setback of the proposed addition from the Route 1 right-of-way.

Zoning Hearing Board Application—1509 Fairville Road—Roldan

William Roldan presented his application for two variance requests to build on a 1.3-acre landlocked parcel. The first variance is due to the minimum acreage requirement and the limited access to his property. The current zoning requires a 2-acre minimum. The second variance is to allow a driveway that is approximately 25 feet wide, deviating from the required 50-foot road frontage for a flag or internal lot.

The PC had several issues about the parcels, the deeds, a previous conditional use hearing decided in 1985, etc. The PC suggested an in-depth discussion on the historical context of

the property and the need for further research and a review of the public tax records to clarify the property's history and ownership.

The PC emphasized the importance of having accurate information before proceeding with the application. Accordingly, the PC voted to defer Mr. Roldan's application until further clarification is provided.

Action Items

- Mr. Roldan to research the history of the parcels and provide additional information on the deed and survey.

Zoning Hearing Board application—1387 Parkersville—Johnston

Mr. Johnston was present to discuss his desire to build a large two-car garage on his three-acre property. He presented letters of support from three neighbors and discussed the proposed layout and dimensions of the garage which is 32 feet by 30 feet.

The PC was concerned without the advantage of a deed or site plans because the accuracy of the aerial photograph depicted a property line location where the proposed garage would be built. The PC suggested to Mr. Johnston that he should review the original subdivision plan and consult with the county register of deeds.

A motion was made to approve Mr. Johnston's application on the condition that the setback information is verified. A motion was made, seconded, and a vote was taken, which was unanimously approved by all six members.

Action Items

- Mr. Johnston to obtain a copy of the survey for his property and provide it to the Board of Supervisors and the Zoning Hearing Board.

Historic Survey Update

Judi Wilson provided an update on the historic resource survey. She explained the requirement for the survey to be updated every 10 years and the current focus on properties built before 1940. She mentioned the involvement of Jane Dorchester, an architectural historian, in the survey process. The PC expressed their interest in reviewing the survey and providing feedback.

The next meeting is scheduled for December 11, 2024 at 5:30 p.m. With no further discussion the meeting adjourned at 7:15 p.m.

Respectfully submitted:

Dan Boyle

Recording Secretary