

Pennsbury Township Planning Commission Minutes

June 9, 2025

Present: Dennis Smith, Kay Ellsworth, Karen Meloney, Alan Matas, Judi Wilson, Matt Houtmann, and Lynn Luft. Absent: Dan Boyle and Mike Clements.

Chairperson Dennis Smith called the meeting to order at 5:30 pm.

The minutes of the Planning Commission meeting of May 14, 2025, were presented. Amendments/changes were offered by Kay Ellsworth and Karen Melony. A motion to approve the minutes as amended was made by Kay Ellsworth, second by Dennis Smith. The motion was passed unanimously.

Sewage Facilities Planning Module, Siegfried Property

Matt Houtman informed the Planning Commission of a conversation he had with the Township solicitor, Tom Oeste, concerning the Sewage Facilities Planning Module. Mr. Oeste stated that the document needed to be verified by the Planning Commission per the Pennsylvania Department of Environmental Protection. Mr. Houtman proceeded to review the form with the members of the Planning Commission.

Kay Ellsworth made a motion to approve the form as presented by Mr. Houtman, second by Karen Meloney. The motion was unanimously passed.

Zoning Hearing Board Application – Skidd, 11 Twin Turns

The applicant (Skidd) has made an application for removing the existing deck, stairs, and gravel pool deck. The new construction will involve installing a deck with stairs, 545 square feet of pool decking, a 300 square foot upper patio with retaining walls, a 100 square foot walkway, a gravel drive, and a shed. The existing impervious coverage is 16.7%, and with the new improvements the coverage will increase by an additional 1.3% or 18%. Additionally, during the Planning Commissions site visit, it was noted that much of the work listed on the application was already complete. When asked about the completed work, the applicant's contractor stated that he had obtained a building permit from the Township and that the work completed conformed with the building permit. With that matter resolved, Matt Houtman then stated that the applicant's lot was a flag lot (a parcel of land shaped like a flag with a slender strip of land extending from the street to the main part of the lot.) and that a large portion of the impervious coverage was in fact the driveway.

Kay Ellsworth made a motion to approve the application, second by Karen Meloney. The motion was unanimously passed.

Zoning Hearing Board – C.F. Investment Group, 411 Old Baltimore Pike

The C.F. Investment Group was represented by Eugene Steger. Mr. Steger owns the building at 411 Old Baltimore Pike and is looking to lease the first floor to Honor Your Health, a health consulting company located in Exton, PA. An inspection of the property was conducted by Russell Drumheller, Township Code Enforcement Officer, and Mr. Drumheller informed Mr. Steger that he would need to apply to the Township for permission. Mr. Steger stated that he obtained a parking variance for the property in 2014 and was not sure he needed the Township's approval. The Planning Commission felt that it should not support the appeal and that in the future if a variance is needed then at that point, it would be acted upon.

A motion was made by Kay Ellsworth to not support the appeal, second by Dennis Smith. The motion was unanimously passed.

Brandywine Conservancy – Vision Partnership Program – Karen Meloney

Karen Meloney recommended that the Planning Commission unanimously recommend that the Board of Supervisors support the adoption of the revised and new ordinance language contingent upon the Brandywine Conservancy team capitalizing defined terms for steep slopes in Sections 7 and 8. and reviewing the phrase 'all agricultural uses' in Section 12 E. (1) (a).

A motion was made by Kay Ellsworth, second by Karen Meloney. The motion was unanimously passed.

With no further business a motion was made by Dennis Smith and a second by Kay Ellsworth to adjourn the meeting. The motion was unanimously passed. The meeting was adjourned at 7:15 pm.