

**PENNSBURY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES OF JUNE 19, 2017**

The meeting was called to order at 5:20 by Chair, Dennis Smith. Present were: Bob Crandell, Lynn Luft, Corinne Murphy and Dennis Smith.

Groundwater Protection A revised draft of the language for a potential ordinance to help protect groundwater in the township from commercial exportation had been written by Corinne Murphy and distributed to PC members for review. This document was discussed during the meeting and several suggestions were made. Ms. Murphy will incorporate those into her next version of the draft ordinance language. The planned next steps for this project are to invite Ms. Janice Bowers, Chester County Water Resources to attend a PC meeting to advise us on our plans and then to decide if we need further outside advice and proceed accordingly to move the recommended ordinance to the Supervisors.

Pennsbury Inn Mr. Don Zelek was present to discuss his preliminary plans to purchase and develop the property currently known as the Pennsbury Inn (bed and breakfast) located at the intersection of Route 1 and Hickory Hill Road. Also present were 9 neighbors from 7 households. Mr. Smith provided brief background information regarding Mr. Zelek's participation at the June 14 BoS meeting and the referral of the Pennsbury Inn topic to the Planning Commission and Historical Commission resulting in Mr. Zelek being put on the June 19 PC meeting agenda due to his need to complete the due diligence portion of his purchase agreement by mid-July. Mr. Zelek provided brief background information regarding his personal, business situations, interest in owning a B&B, why he chose the Pennsbury Inn. He also briefly described his intentions to expand the Inn by adding 4 guest units (asap) and a 1600 sf owner's quarters in 2-3 years. He acknowledged opposition to his plan to build an events building at a later date and said he would forego that. The sales agreement has a close date of Sept. 15, 2017 but Mr. Zelek stated he would like to move that date forward as his daughter will be enrolled in school here. The residents asked questions of Mr. Zelek regarding his plans and expressed concerns about the possible impact of the additions on water flow and septic systems and some commented that they would prefer not to see units built in the back. Mr. Smith stated that there had been a 1995 Zoning Hearing Board Application to add rooms to the Inn and that the variance had been granted by the ZHB. That decision expired two years later.

Mr. Smith suggested that Mr. Zelek contact Township Manager, Ms. Howley to discuss and determine what path the township wants Mr. Zelek to follow and what applications may be needed to be made for his plans to be decided upon.

The next PC meeting is scheduled for July 10 at 5:00. Mr. Zelek will be at the agenda for 6:15 and the neighbors who were present were informed and invited to attend.

With no further business, the meeting was adjourned at 7:20 PM.

Respectfully submitted,
Dennis Smith