

## **Pennsbury Township Planning Commission Minutes**

**March 12, 2025**

Chairman Dennis Smith called the meeting to order at 5:30PM. Present: Dennis Smith, Karen Meloney, Alan Matas, Kay Ellsworth (via telephone) and George Trammel.

Meeting minutes from February 12, 2025 were approved as amended.

Zoning Hearing Board Application from Mr. and Mrs. Beatty of 12 Penn Drive to build a pool on their property. The applicants were represented by their attorney, Matt McKeon, and Michael Neilio from Sylvan Pool Company. The applicants requested zoning relief for increasing the impervious lot coverage from the existing 15.4% to 19.4% and code restriction of 15%. In addition, they requested zoning relief for a side yard setback of 47.5 feet and a rear yard setback of 38 feet versus the required 50 ft. During the review discussion, it was also determined that an additional variance was needed for the partial placement of the proposed pool in the side yard without having the required setbacks.

The PC voted 3-2 to recommend that the BOS not support this application. The primary reasons stated to not support were that the plans did not address a secondary septic replacement field and that there were on-going concerns regarding the number of pools built/requested (13 on 29 lots) in Parkers Preserve and the cumulative overall excess impervious coverage. Those recommending BOS support of the application stated their reasons were that the plan's impact on impervious coverage was not material.

The Brandywine Conservancy was represented by Olivia Falcone, Grant DeCosta and John Snook. Jeannine Speirs from Chester County was also present. The team presented a summary of the recommended ordinance updates for Riparian Buffers, Specimen Trees, Medical Marijuana Facilities and Timber Harvesting as per the VPP project with the PC.

A motion recommending support of the proposed ordinance changes to the BOS was unanimously approved by the PC. We understand that BC plans to present the material to the Supervisors at their March 19, 2025 meeting.

With no further business before the PC, the meeting was adjourned at 7:55PM.

Respectively submitted,

George Trammel, PC Secretary