

**PENNSBURY PLANNING COMMISSION MINUTES**  
**JULY 10, 2017**

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Dennis Smith, Bob Crandell, Jim Ware, Lynn Luft, Corinne Murphy, Jeff Streitel and Kathleen Howley. The minutes of June 12 and June 19, 2017 were approved as submitted.

**Walkable Chadds Ford Plan presentation** – Peter Simone, consultant for Chadds Ford Township, was present as well as Chadds Ford Township Manager Amanda Serock to discuss the township’s plan to add trails, sidewalks and traffic calming along Route 1 in the township. The master plan includes a small part of Pennsbury Township along Rt. 1 proposing to install a walkway across the Rt. 1 bridge over the Brandywine Creek and connecting trails to Chadds Ford Elementary School.

The first phase of the project includes a trail along Rt. 1 from the traffic light at Ring Road going south towards the village to South Creek Road, crossing over that road and behind the post office area onto Station Way and up to the intersection of North Creek Rd. and Rt. 1. They are in the process of putting together a TAP grant application which is due into PennDot by September 22, 2017. This is not a matching grant application but would like a letter of support from Pennsbury Township to include in the application and are requesting members to recommend support to the Pennsbury Board of Supervisors. This grant is for construction only and the township will be applying to DCNR and DCED for \$750,000 grant monies in 2018 for design, engineering and construction. Members requested a breakout of exactly what is included in the 1.75 million project and Mr. Simone said he would provide that at a later date. It was also noted that parking is a problem in the village and share parking among businesses may be requested. Because of other business on the agenda, members will continue discussion on this topic at their August 14<sup>th</sup> meeting.

**Pennsbury Inn** – Don Zelek was present to continue discussion on his proposed renovation and additions to the Pennsbury Inn property. It was noted that what cannot be done by right will have to go before the Zoning Hearing Board as well as a possible conditional use hearing before the Board of Supervisors. This will either be done before the purchase of the property or as a contingency of the sale. The following was noted by Mr. Zelek:

1. Proposes to replace existing sign – new one built into the existing wall on Rt. 1
2. Take down stockade fence in front and replace with a stone wall
3. Reverse subdivision making one lot 6 acre and leaving 2-acre lot in back
4. Erect a new barn structure – 900-1000 sf
5. Add owner’s quarters in 3 years – 2 story – 30 x 30. Second floor will have bedrooms.
6. Total bedrooms on 6 acres = 12

Page 2

July 10, 2017

It is difficult to comment and advise on plans that are not in place. Mr. Zelek was advised to finish his plans and confer with his engineer and legal counsel as to what he needs to ask for, if anything, in the way of variances or conditional use and submit to the township. At that point, the Planning Commission can start an official review. He thanked members for their time.

With no further business the meeting adjourned at 8 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary