

## PENNSBURY PLANNING COMMISSION MINUTES

MAY 30, 2023

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present: Jeff Streitl, Alan Matas, Corinne Murphy, Mike Clements, Kay Ellsworth, Dennis Smith, Solicitor Tom Oeste and Kathleen Howley. The minutes of April 25, 2023 were approved as amended.

**Darlington/McAnally 2 lot subdivision** – the Chester Co. Planning Commission review letter was received by the Township. Mr. Houtmann’s review letter dated May 30, 2023 was received. Mr. Smith noted in the letter Mr. Houtmann is requesting the plan be revised noting 11 items that need to be addressed and resubmitted to the township for review and approval. Members voted unanimously to wait for the revised plans and it will be reviewed at their June 27<sup>th</sup> meeting.

**CU application 1301 Brintons Bridge Road** – Mike Shiring, attorney for the owners of the historic home at the corner of Route 1 and Brintons Bridge Road, was present to discuss his client’s request for a change of use to a Bed & Breakfast which would complement the Gables Restaurant next door which they also own. Mr. Shiring stated the house is in the R1 residential district and is a Class 1 historic structure named the Brinton King Farmstead. They propose 8 units in the house as well as 8 units in a garage on the property. He believes this would be the highest and best use for the property. Some renovations to the house have been made without permits being obtained. The owners intend to comply when the proposed use is defined. The following was noted:

1. Mr. Shiring stated parking is 1 car per bedroom and there are at least 19 parking spaces.
2. Owners are currently testing for septic.
3. The garage was used by previous owner as an office and storage
4. Mr. Oeste stated the B&B must be operator occupied. All criteria in the township ordinance must be met in order to qualify for the use. If it is not, then applicant must get a use variance.
5. Some rooms will be ADA compliant with bathroom.
6. Applicants have no plans to cook in the house.

Mr. Shiring will present the application to the Historic Commission at their June 7<sup>th</sup> meeting and get feedback from them. Mr. Shiring also submitted a request for a 30-day extension for more time to work out the details of the project. The email was the applicant’s formal extension. The project was tentatively added to the PC 6/27 meeting agenda based upon progress/development prior that date.

A Zoning Hearing Board Application submitted by the McGlade family was received by the township today. This will be on the next PC meeting’s agenda, June 27 for review.

Kay Ellsworth will be the PC representative on the Historic Commission task force. The Township received a Chester County Vision Partnership Program grant and the HC will be working on an update of the Historic Ordinance. The first virtual meeting with the County will be June 28<sup>th</sup>. Workshops have been held with PC members to discuss proposed tree and riparian buffer updates to our ordinances. Members will comment on the proposed updates and when finalized, these will be sent to the Supervisors for their input. With no further discussion the meeting adjourned at 7:12 p.m. Respectfully submitted: Kathleen Howley, Recording Secretary