

**PENN TOWNSHIP**  
**Planning Commission Minutes**  
**February 8, 2006**  
**7:30 p.m.**

**Members Attended:**

Marcello - Chairman, Selinger – Vice Chairman, Sinsheimer - Secretary, Bartels, Newbold, Stefanco

Chairman Marcello called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. The meeting minutes from January 25, 2006 were reviewed – Motion to approve made by Newbold with second by Selinger – all voted in favor 6-0.

**Attendees:**

Terry Muto – Jennersville Investments  
Joseph Russella – D.L. Howell & Associates, Inc.  
Bryan D. Kulakowsky – D.L. Howell & Associates, Inc.  
Joseph P. Lubitsky – Chester County Intermediate Unit  
Albert Federico – McCormick Taylor

Public: David Nunn, Maria Anzaldo, Ryan Godsoe, and Maia Skeete

**Jennersville Investments**

Represented by Joe Russella from D.L. Howell & Associates, Inc. The Planning Commission and applicant discussed the review letter of 2/1/06 from Federico regarding application for Preliminary Land Development.

Some of the items discussed:

1. A facility of 65,000 square foot consisting of two buildings connected by a breezeway. The applicant and PC discussed the possible uses. The PC felt that, pending a ruling by the Zoning Officer, multiple unrelated uses might not be permitted by right and suggested the applicant may wish to consider the entire project for office use only.
2. The Township may request a wider road easement for Jennersville Road (Rt. 796).
3. Applicant expressed a preference for direct access from Rt. 796 in addition to Lewis Road. The PC suggested that the Township might require additional turning lanes on 796.
4. Items #15 and #45 of the Federico letter were discussed:
  - #15 – Plans must show adequate drainage of Lewis Road and Jennersville Road (SR 796). Storm water runoff along streets should be intercepted at reasonable intervals.
  - #45 – Loading facilities shall not be constructed between the building setback line and a street right-of-way line.

Homeowner Maia Skeete, of London Brook development - adjacent to the above – expressed concerns; among them, truck traffic on Lewis Road from an industrial facility.

**Southern Chester County Intermediate Unit**

Joe Lubitsky represented the Chester County Intermediate Unit. This plan is for a vocational school located at 280 Pennocks Bridge Road (formerly Greenfields Riding Center). This proposed facility on 78 acres would bus in 300 students in the morning and 300 in the afternoon from surrounding school districts (Oxford, Kennett, Unionville, and Avon Grove). The applicant is requesting expedited plan approval.

Ryan Godsoe, whose property is immediately adjacent, expressed concern for his septic system that may be affected by road widening. The PC asked Mr. Lubitsky to contact him and address his concerns.

Motion to accept the Preliminary Plan of SCC Intermediate Unit and begin the clock for the review was made by Sinsheimer, and seconded by Selinger – all voted in favor (6-0).

**Continuing Review of Bartels Property**

The PC reviewed the plans. Much concern was expressed from stream crossings and possible wetland issues. The private road and connection to Oventions, lack of sewage capacity, Corby Road improvements are also among issues to be addressed.

**Beiler Campbell Conditional Use Hearing Review**

1. The applicant showed a sketch plan to the hearing officer that proposes relocation of the ReMax building and additional development of the Mark Hatton property for the purpose of making traffic improvements on Rt. 796 and Baltimore Pike.
2. Sinsheimer will put together a list of suggested conditions for review by the PC.

**PC Planning Commission Vacancy**

David Nunn was to be interviewed but withdrew consideration for appointment to PC due to upcoming traveling issues. The PC is continuing interviews.

The PC discussed the necessity of allotting enough time to review plans and also work on projects.

Adjournment – 10:25 p.m.

Motion was made by Bartels with a second by Stefano and was approved 6-0.

Minutes taken by Linda Renzi, Assistant to the Planning Commission Secretary

Signature Approval: \_\_\_\_\_  
Tom Sinsheimer, Planning Commission Secretary