

MEETING MINUTES
PLANNING COMMISSION
BOROUGH OF PARKESBURG, PA
JANUARY 23, 2025

MEMBERS PRESENT –

Todd Brade
Josh Eastep
Matt Marran
Casey Wyatt
Dave Bashore

OTHERS –

John Carnes, Jr., Esq., Borough Solicitor
Ed Van Arsdale, III, P.E., ARRO Consulting, Borough Engineer
Bruce Pancener, Applicant, Impact Church
Mike Briley, Impact Church
Dan McKenna, P.E., Horizon Engineering
Mike Murphy, Applicant, MJMJR Land I, LLC

Call to Order. Mr. Bashore called the meeting to order at Borough Hall at 7:00 p.m.

Quorum. A quorum of members was present.

Announcements. None.

Approval of Minutes. Ms. Wyatt moved to approve the Minutes of the Commission’s December 16, 2024, meeting. The motion was seconded by Mr. Brade and passed 5-0.

Reverse Subdivision/Lot Consolidation Plan of Impact Church re: Consolidation of two lots into one at 101 and 103 East First Avenue in the R2-Residential Zoning District.

Mr. McKenna advised that the applicant is requesting approval of a reverse subdivision to consolidate two lots into one lot on this property. He explained that the applicant doesn’t anticipate any further development on the site.

Mr. Van Arsdale advised that he had no further comments other than those contained in his review letter, which recommends approval of the plan.

Mr. Bashore summarized the Chester County Planning Commission’s review letter, which recommends the following:

- That the applicant and the Borough contact PennDOT to determine the appropriate right-of-way to be reserved for this section of East First Avenue and it be offered for dedication to PennDOT;
- That the applicant should agree to cooperate with the Borough and PennDOT in any future sidewalk installation program in this area; and
- That the applicant should consider additional landscaping for the frontage along East First Avenue.

Mr. Marran noted that adding landscaping along the church's significant frontage would act as a traffic calming device, thus enhancing pedestrian and motorists' safety. Mr. Pancener acknowledged the County's and Mr. Marran's comments and said the church would comply with the Borough's landscaping requirements should it undertake any further development.

Mr. Brade moved to recommend that Borough Council approve the lot consolidation plan. The motion was seconded by Ms. Wyatt and passed 5-0.

Special Exception Application of MJMJR Land I, LLC, of Newtown Square, PA, re: Request to construct single-family, semi-detached dwellings at 217 and 219 Chapel Avenue.

Mr. Murphy advised that he is the properties' equitable owner and would like to build two semi-detached homes (i.e., twins) on the parcels, which is permitted in the R2 zoning district only as a special exception approved by the Zoning Hearing Board; he also is requesting several variances. He claimed that the twins would be consistent with the rest of the neighborhood and anticipates that both units would contain 3 bedrooms and 2.5 baths with a walkout basement.

Mr. Brade pointed out that the property is overrun with large, invasive bamboo plants, which are an eyesore and not permitted by the Borough's subdivision and land development code.

Mr. Van Arsdale noted that he had no further comments other than those contained in his review letter, which recommends approval of the applicant's requested special exception.

Mr. Carnes advised that the PC's role under the Borough zoning code was to advise only on matters related to special exception requests, not variances, which are intended to be left to the sole discretion of the Zoning Hearing Board.

Mr. Brade moved to recommend that the Zoning Hearing Board grant a special exception as requested by the applicant on the condition that the applicant remove the overgrown bamboo. The motion was seconded by Mr. Eastep and passed 5-0.

Authorization to Submit Planning Commission's 2024 Annual Report to Borough Council.

Mr. Bashore explained that the PA Municipalities Planning Code calls for municipal planning commissions to submit an annual report to governing bodies by March 1 each year.

He reported that the 2024 report contains the Planning Commission's statutory responsibilities, its members and terms, subdivisions and land development plan reviews, zoning-related reviews and emerging challenges in 2025 and beyond.

Mr. Brade moved to send the 2024 Annual Report to Borough Council with a request to post it on Parkesburg.org on the Planning Commission's page. The motion was seconded by Ms. Wyatt and passed 5-0.

Old Business. Mr. Bashore announced that on January 16, Borough Council held a public hearing on the proposed amendments to the Borough Zoning and Subdivision & Land Development Codes to permit Traditional Neighborhood Development in the R-2 Residential Zoning District. After the public hearing, Council unanimously passed both amendments.

New Business. None.

Adjourn. Mr. Brade moved to adjourn the meeting. The motion was seconded by Ms. Wyatt and passed by unanimous consent. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

/s/

Dave Bashore, Chair

(NOTE: *These minutes were approved 5-0 by the Planning Commission on 5/29/2025.)*