

**PENNBURY PLANNING COMMISSION MINUTES
AUGUST 10, 2010**

The meeting was called to order by Chairman Bob Crandell. Present were Bob Crandell, Michael Lane, Margo Leach, Mike Washko and Lynn Luft.

The minutes of 7/27/10 were approved as submitted.

The CCPC revised the Zoning Ordinances and sent them to the Township. They were distributed to the BOS and the Township Solicitor for review.

Presentation by Margot Taylor – The property of Margot Taylor, Landscape Architect, has been chosen to participate in the Sustainable Sites Initiative, an international pilot program created to evaluate the new SITES rating system for sustainable landscapes with and without buildings. The property is being developed to create a landmark demonstration site for sustainable land use practices for water, soil and vegetation conservation and management. The Taylor property is the only residential scale property participating in the program from Pennsylvania, New Jersey and Delaware. The property is located in Kennett Square on a 1.5 acre former agricultural and residential property. An addition to an existing residence using sustainable resources will be documented and the site and house will be open to the public for tours. The project started in May and is a two-year process. The property is listed on the Sustainable Site Initiative website.

Presentation of Geewax Property (formerly Chadds Peak Ski Slopes) – Wayne Megill of Megill Builders and Tom Brown, Realtor, of the Flynn Company, were asked by the owner of the property, John Geewax, to come up with some ideas on how to develop the property. The property is located on Old Baltimore Pike and includes a residence at the entrance to the stone drive to a 33 acre parcel. The parcel consists of flat lawn on the north side of the property; steep, wooded slopes on the south side and a pond and small stream, Ring Run, running through the center. Several buildings exist in the center of the site, including a renovated barn and two flanking additions; a renovated carriage house; a stone residence with two different era additions; a stone parking lot for 50 vehicles; a roofless springhouse; a wooden bridge; a concrete bridge and structures and buildings associated with the former ski operations. A court ordered stipulation agreement exists limiting the uses on the property.

A Concept Plan was presented which included adding nine, approximately $\frac{3}{4}$ quarter acre residential building sites on the flat land on the north part of the site; demolishing the stone residence and possibly leaving the existing renovated barn buildings in their original office use and dedicating the southern wooded, steep slopes as open space. Public water and on-site septic were proposed.

Comments from the Planning Commission included –

- The historic status of the stone residence and springhouse.
- The “demolition by neglect” of the stone residence. A tarp covered part of the open roof on the residence but has since blown off and has not been replaced. This has allowed the elements to further degrade the exposed insides of the historic structure.
- There is a new demolition ordinance in place that outlines a review process if a historic structure is intended to be demolished. Review the Demolition Amendment in the Historic Resources Article concerning the razing of the stone house.
- If there has been a determination of the existence of endangered bog turtles on site. The adjacent western property has a pond with a bog turtle colony.
- If there were any plans showing topography, woods and all existing structures that were not shown on the concept plan.
- If the existing use of the barn buildings changed, as outlined in the stipulation agreement, then the property would be subject to all the current land use ordinances.
- Review the Zoning regulations for the R-4 District to see what uses are allowable and what setbacks are required.
- Public water is available on Rt. 1 and on the south side of the property in the adjacent subdivision. Topography and distance may make access to it somewhat difficult.
- Because primary, on-lot septic fields require a secondary, back-up field, one acre lot minimums could be more easily planned and developed.
- We thanked Mr. Megill for coming in and discussing intended plans with the Planning Commission before the development process was further along.

Mr. Megill will discuss options with the owner and notify the Township if further plans will be submitted.

With no further business, the meeting adjourned at 8:15 p.m.

Respectfully submitted, Michael E. Lane, Secretary, Planning Commission