

**PENNSBURY PLANNING COMMISSION MINUTES
MARCH 12, 2013**

Chairman Dennis Smith called the meeting to order at 7 p.m. Present: Dennis Smith, Bob Crandell, Jim Ware, Lynn Luft, Margo Leach and Kathleen Howley. The minutes of 2/12 were approved as amended.

Russomagno ZHB request for two variances – present were Jim Fritsch (Register & Assoc.), Mrs. Russomagno, Tim Dewson, Woody Dries and Mr. Buchanan, architect to discuss their reasons for requesting a variance to the zoning ordinance and seek support from the Planning Commission for their application. The lot is located on the north side of Fairville Road, 13.75 acres, R1 zoning district. There is an easement on the property which is held by Pennsbury Land Trust. The building envelope is a 2 acre area at the top of the hill and they plan on using the existing driveway off Fairville Road. The proposed front of the house will be facing north towards the back of the lot with the back facing Fairville Road. The proposed pool will be located in the front yard and this requires a variance. Their architect explained that the orientation of the house is centered around a southern exposure. The pool will be 467 feet from Fairville Rd and 50 ft up so the possibility of anyone seeing the pool is minimal. A discussion followed as to landscaping, storm water management and trees to be removed during house construction. This will be something that Mr. Houtman will address during his review for a land disturbance permit. Members also requested a restriction be imposed for no diving boards or slides which the applicant agreed to. After much discussion the members moved and it was seconded to recommend to the supervisors support of the ZHB application for the following two variances: 1) A pool in the front yard 2) an accessory structure, in this case a swimming pool, that exceeds the maximum allowable size of 600 sq ft. All were in favor and the motion passed.

Walker ZHB – request for a fence to be erected alongside and through a flood plain. Mr. & Mrs. Walker were present to explain why they wish to erect a fence around their property located at the corner of Chandler and Pocopson Road. They bought the property and moved in last August. They did not realize they needed a permit to erect a fence and the work stopped when Mr. Drumheller informed them of this. The Walkers have dogs and need the fence for the safety of their animals. A discussion followed as to how they might want to approach their defense of their application. Members also agreed that a letter from DEP advising that no permits were needed from that organization would be important. They said they would rethink some issues and come back to the planning commission on March 26th. It was also noted by Mr. Smith that Troy Brady, a neighbor to the Walkers and also a planning commission member, recused himself from this discussion.

A report from Jim Ware on the recent Kennett Area Regional Planning Commission meeting and a report from Lynn Luft on the Regional Historic Commission were postponed until the next meeting.

Margo Leach requested that a change be made to the Annual Report given to the supervisors at their 2/27 meeting. Lynn Luft was noted as representing the Planning Commission at the Battlefield Task Force and this was incorrect. She was there representing the Historic Commission. After much discussion Jim Ware moved to acknowledge some minor errors in the annual report but not to go back and change it. Mrs. Luft seconded the motion and all were in favor, motion passed.

With no further business the meeting adjourned at 9:00 p.m.

Respectfully submitted: Kathleen Howley, Recording Secretary