PENNSBURY PLANNING COMMISSION MINUTES
APRIL 9, 2013

Chairman Dennis Smith called the meeting to order at 7 p.m. Present: Bob Crandell, Dennis Smith, Jim Ware, Troy Brady, Chip Horne, Lynn Luft and Kathy Howley. The minutes of the 3/26/13 meeting were approved as amended.

John Rosecrans – owns a business complex in the HC district which contains a Victorian Home, barn and small outbuilding. His current business is located in the Victorian Home. Mr. Rosecrans is proposing to renovate the barn and have a wine tasting business with some food which will be prepared off site. He has met with Rusty Drumheller regarding the use and parking required for the barn(restaurant). Mr. Rosecrans has the space to provide 37 parking spaces on his property for these uses but needs a total of 57. He proposes to use 20 shared parking spaces with his neighbor, Steger Gowie. Under the new zoning ordinance, shared parking shall be authorized by the Board of Supervisors Article XIX, Sec. 162-1903.B.1.a. He also would like the loading size be reduced which is also at the discretion of the Board of Supervisors, Article XIX, Sec. 1904.A.2. After much discussion Bob Crandell moved to recommend approval of the shared parking proposal for Mr. Rosecrans commercial property and the Steger Gowie property. Motion was seconded by Troy Brady. All were in favor except Lynn Luft. Mrs. Luft has a concern about the use of the barn for wine tasting/restaurant and the amount of traffic it may generate.

It was noted that the Four Step Design Process distributed by John Snook in 2010 during the update and drafting of the Zoning Ordinance is referenced in our new ordinance but is not contained in the current SALDO. Mrs. Luft moved to include the Design Process in the current SALDO and have it sent onto the Board of Supervisors and Tom Oeste for drafting and adoption. The motion was seconded and all members were in favor.

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

Respectfully submitted:

Kathleen Howley
Recording Secretary