

**PENNSBURY PLANNING COMMISSION MINUTES
MAY 7, 2013**

Chairman Dennis Smith called the meeting to order at 7 p.m. Present: Dennis Smith, Chip Horne, Jim Ware, Margo Leach, Lynn Luft, Bob Crandell (via video) and Kathy Howley. The minutes of April 29, 2013 were approved as submitted.

Mr. Macie was present to discuss his request before the Zoning Hearing Board for a variance for side yard setback for a pool and also a variance for the size of the pool. This hearing will take place on May 30, 2013. He lives in Parker Preserve, bought his home in 2011 from the developer with the understanding that there was a 25 ft setback for side yards. The pool, at that time, was designed for placement with a 25 ft setback because of sewage constraints as well as dry wells and other land constraints. The zoning regulations changed in December, 2012 which now calls for a 50 ft setback for pools. The size of the pool will be 800 sf including the spa. There is public water and on site sewer. A vote was taken and members unanimously agreed to recommend to the supervisors support for both variances.

John Rosecrans and Chris Dion were present to discuss their proposal for a winery on the property now owned by Mr. Rosecrans which contains a Victorian house, spring house and barn accessing from Old Baltimore Pike but also having an entrance on Rt. 1. It was noted that the LCB issued the license as a "limited winery" to Mr. Dion and does call it a "winery" even though wine may not be produced on site. Members went over the square footage with Mr. Rosecrans and Mr. Dion that will be noted as "winery space" as well as retail and office space on the entire property. Mr. Rosecrans stated he will seek to have the loading area reduced. After much discussion on what constitutes what type of space will be available and where, members did agree that 6 spaces per 1000 and a total of 38 spaces is required for this complex. Mr. Horne moved to recommend to the Board of Supervisors 6 spaces per 1000 which will result in a total of 38 spaces is reasonable for this winery. Mrs. Leach seconded the motion. All were in favor except Mrs. Luft who voted no. The group lost connection with Mr. Crandell so he did not vote. The motion carried.

With no further business the meeting adjourned at 9:45 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary