

**PENNSBURY PLANNING COMMISSION MINUTES
MAY 28, 2013**

Chairman Dennis Smith called the meeting to order at 7 p.m. Present: Dennis Smith, Bob Crandell, Troy Brady, Margo Leach, Chip Horne and Lynn Luft via phone. The minutes of May 7 were approved as submitted.

Mr. Walker was present to discuss his request for a variance for a portion of his fence being erected in the flood plain. His hearing is scheduled for May 30th. He explained that he is requesting a variance for only 220 feet of fence and he is replacing the fence that was there before. There was much discussion on the placement of the entire fence and whether or not it was permitted and situated in the right of way. Ms. Howley will check with Rusty Drumheller on those two issues. Members had concerns about putting anything in a flood plain, especially boards that would impede the flow of water. A motion was made to recommend to the supervisors "not to support" the request for the variance and motion was seconded. Motion carried with all members present supporting this motion and Lynn Luft voted not to support the motion. Motion carried.

Buccini Lot Line Changes – Matt Houtman was present and went over his review letter of May 22, 2013. Also present was Chris Buccini and Mark Padula from Register & Assoc. The following was noted:

1. The barn will now be a dwelling for Mr. Buccini and his family so the lot has a principle use. There will also be an addition to the barn.
2. The plan proposes a 25 ft access strip off the common drive to get to lot 64-6-2.1D
3. Lots F & G bordering Cossart Road show no access. However, these lots are not being developed at this time.
4. Mr. Houtman has no objection to the waiver request.
5. The riparian buffer is shown on sheet 1
6. It should be noted on the plan that the farmhouse and accessory structures are included in the township historic resource survey. This will be added.
7. Mrs. Luft stated this is noted as a "minor" subdivision and she believes it to be a major subdivision. She would also like to see noted on the plan "no further subdivision" of the lots. However, Mr. Buccini declined to have that noted at this time. He did state it is his intention to put a conservation easement on the lots in the future. Mrs. Luft also stated the Buccini property is not included on the federal historic farmland application which the Brandywine Conservancy is working on and thought it should be included.

With no further discussion it was moved and seconded that the subdivision be recommended for approval with the condition that all of Mr. Houtman's comments in his May 22, 2013 letter are satisfied. All were in favor and motion carried. Ms. Howley stated the next supervisor's meeting is June 11th. Mr. Buccini also has requested in writing for another 90 day extension for review of his plans. The new deadline would be August 29, 2013. This will be presented to the supervisors at their June 11th meeting.

It was noted that there is another zoning hearing board application from Wes Atkins requesting a variance for a backyard setback to erect a garage. This has not been scheduled yet. Members received a copy for review and Mr. Atkins will appear at a future meeting to explain his request.

With no further business the meeting adjourned at 8:45 p.m.
Kathleen Howley, Recording Secretary