

**PENNSBURY PLANNING COMMISSION MINUTES  
JUNE 25, 2013**

Chairman Dennis Smith called the meeting to order at 7 p.m. Present: Dennis Smith, Chip Horne, Bob Crandell, Jim Ware, Margo Leach, Troy Brady, Lynn Luft and Kathy Howley. The minutes of June 17, 2013 were approved as submitted. Because of summer schedules it was agreed that the next meeting date be changed from July 9<sup>th</sup> to July 16<sup>th</sup>.

**Brandywine Creek Greenway Concept Plan** – Sheila Fleming from the Brandywine Conservancy was present to review with members the status of the plan and what she is doing as the move forward. A handout was given to each member and reviewed. The following was noted:

- The tool checklist will be filled out by Kathy Howley after input is given to her by members.
- Greenway goals and objectives – Sheila asked that members review those sheets.
- Reviewed symbols noted on the concept plan
- Noted that nothing in this plan contradicts any of our ordinances
- The Conservancy is presently trying to secure trail access with private landowners in our township and asks that the township continues to cultivate trail easements over time.
- Encourages the township to think about a strategic action plan and what does the concept plan mean to Pennsbury.

Sheila will enhance the Pennsbury Township area on the concept plan for members to study and help address the tool checklist. Copies will be sent to Ms. Howley for dissemination to members.

**Fairville Village – Zoning Hearing Board Request** – Present: Owners Spencer and David Qualls, engineer Jim Hatfield and attorney Mike Lyons. Mr. Lyons stated the Qualls have applied for a zoning hearing board hearing to ask for three variances, two dealing with parking and the other with the size of the proposed addition to the barn. The area is zoned Village Commercial. Jim Hatfield went over the plans and the following was noted:

- Buildings are presently used for professional offices
- Barn size is 945 sf (correction from plan) and they propose expanding to 1798 sf which covers both floors – roughly doubling square footage
- Lynn Luft questioned the application of square footage and Mr. Lyons will review that
- One variance is for the number of parking spaces required (29). They propose a total of 20. They do not need the additional spaces, less run off, less coverage.
- Ms. Leach asked if they could reconfigure the proposed parking area and Mr. Hatfield mentioned he might have a sketch of that which was done previously. They prefer the present proposed configuration because of potential sewage issues.
- Members may visit the property. The Qualls welcomed the visit.
- Mrs. Luft reminded the Qualls that the village is a part of a National Historic District and requested sensitivity to materials being used.
- Mr. & Mrs. Wiley, village residents, were present and asked if retail is a use for the buildings and the answer was yes.

Members thanked them for the presentation and will make a recommendation to the supervisors.

Atkins ZHB application – Members moved and passed by a vote 5-2 to recommend support of Mr. Atkins variance request to the supervisors and also calling attention to concerns with the disruption of ground for the garage to the hedgerow, vegetation and large trees in that proposed construction area. Our ordinances should be adhered to with regard to this.

Members will make a site visit of the Fairville Village property on 6/28 at 1 p.m.

With no further business the meeting adjourned at 9:15 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary