

**PENNSBURY PLANNING COMMISSION MINUTES  
JULY 16, 2013**

Chair Dennis Smith called the meeting to order at 1 p.m. Present: Dennis Smith, Bob Crandell, Chip Horne, Jim Ware, Lynn Luft via computer and Kathleen Howley. The minutes of June 25, 2013 were approved as submitted.

**ZHB Application of Spencer Qualls – Fairville Village** – Spencer and David Qualls and engineer Jim Hatfield were present to further explain why they added two variances to their application. The hearing is scheduled for August 8, 2013. Mr. Hatfield stated the following:

1. Changes on the site plan as noted at the last meeting with the PC were made to the plan.
2. There were two additional variances; 1) relief requested to add square footage of the barn; 2) relief from front yard setback for the addition in the back which extends out to the side.

He went over exhibits to show where the proposed sewage area is in the back and how the parking scheme impacts that area. The sewage testing was last done by Mrs. McCausland (previous owner) about 5 years ago. Drip irrigation is proposed. Mr. Hatfield has been in contact with Evans Mill Environment who did the testing.

Mrs. Luft asked about the use of the barn for retail and Spencer Qualls stated the barn could not be used for retail since it will exceed the square footage allowed. Both buildings are a principal use and not accessory buildings. Mr. Ware commented that he would like to see a master plan of the Village and not do thing piece meal. Mr. Hatfield stated the landscaping, buffering and lighting plans as well as the sewage issues would be addressed during the land development stage.

Mr. Crandell moved to delay a recommendation to the supervisors until they get more input from neighbors and also our Historic Commission. The motion was amended to add that this would be given to the supervisors before their next meeting on August 21<sup>st</sup>. The motion was seconded and discussion followed. A vote was taken and all were in favor – motion passed.

The next PC meeting on July 23<sup>rd</sup> will be canceled due to vacations. The PC will meet on August 13<sup>th</sup>. Ms. Howley noted DEP has approved the Act 167 County storm water ordinance. This is to be adopted by all townships by Jan. 2, 2014 and Matt Houtman will be meeting with the PC to go over his recommendations.

With no further business the meeting adjourned at 3:10 p.m.  
Respectfully submitted,

Kathleen Howley, Recording Secretary