

**PENNSBURY PLANNING COMMISSION MINUTES
AUGUST 13, 2013**

Chairman Dennis Smith called the meeting to order at 7 p.m. Present: Dennis Smith, Bob Crandell, Jim Ware, Chip Horne, Margo Leach, Lynn Luft (by phone) and Kathy Howley. The minutes of 7/16/13 were approved as submitted.

Qualls (Fairville Village) ZHB request – Dennis Smith gave a short synopsis of past meetings with the Qualls with regard to their request for 5 variances to our ordinances. They propose to put an addition onto a barn and increase the parking in Fairville Village commercial area. Since the last PC meeting the Historic Commission and several residents have submitted comments on this variance request. The floor was open to resident comments. Mr. Wiley stated that he had submitted his comments to the township and Mr. Smith acknowledged that the letter had been received and reviewed by all PC members. Chip Horne commented that there are 2-3 recurring themes in those resident letters and that is 1) traffic, 2) visibility in getting onto the road and 3) storm water management.

Mr. Lyons, attorney for Mr. Qualls, was present as well as the Qualls and stated the following:

- Presented a copy of a letter from Breckstone Architecture outlining reasons why the Qualls are asking for the variances – namely to make the building ADA and fire code compliant and more usable. The applicant wants to improve the barn, put his office in there and therefore they must be ADA compliant.
- Traffic – they are only adding 2 employees so there will not be a huge increase in traffic
- Storm water management – will be improved with the new parking lot and storm water being channeled underneath the ground.

The Historic Commission submitted their recommendations via letter to the BOS and a copy given to all PC members. Lynn Luft read this letter and their recommendations to all present. The HC comments noted the reasons for not supporting all 5 variance requests. The National Register application for Fairville Village is referenced to support their conclusions. Ms. Leach suggested moving the parking lot driveway to the east of the Wiley driveway and Mr. Qualls agreed to have their engineer look into this further. Members would like to see fewer parking spaces. Mr. Lyons commented that buffering and screening will be shown in the land development plan as well as storm water management which will be an improvement to what is there now. Mr. Lyons thanked members for their comments.

Chip Horne moved to recommend to the supervisors' approval of the 5 variances subject to the following conditions:

- Parking shall be no more than 18 spaces
- Agree to install vegetation shielding the parking lot from Fairville Road
- Evaluate the relocation of the entrance further east on Fairville Road if feasible
- Storm water issues will be addressed during land development
- During land development evaluate the relocation of parking that is adjacent to Fairville Road.

Dennis Smith seconded the motion and discussion followed. It was agreed to amend the last condition to read "During land development evaluate the relocation of the parking and pushing it into the

backyard to the maximum extent that is practical". Mr. Horne moved to amend his original motion changing the last condition as stated. Mr. Smith seconded the motion and discussion followed. Ms. Leach asked that the variances be voted on individually. Mrs. Luft does not agree with approving all 5 variances at one time but vote on them individually. Mr. Smith noted her objection. With no further discussion a vote was taken and the motion carried with 4 yes and 2 no. Mr. Crandell and Mrs. Luft voted no.

With no further business the meeting adjourned at 9:10 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary