

**PENNSBURY TOWNSHIP
PLANNING COMMISSION MINUTES
November 12, 2013**

Chairman Dennis Smith called the meeting to order at 7 p.m. Present: Dennis Smith, Bob Crandell, Chip Horne, Margo Leach and Lynn Luft. The minutes of the October 22, 2013 Planning Commission meeting were approved as submitted.

Pool Zoning Variance Request - Mrs. Short was present to discuss their request before the Zoning Hearing Board for variances to permit construction of a pool. Variances would be required for the side yard setback, the size of the pool and lot coverage. The hearing will take place on November 14, 2013. Mrs. Short lives in Parker Preserve at 12 Colonial Drive, which is on a one-acre lot. Many of her neighbors on Colonial Drive have pools.

The zoning regulations, which were changed in December 2012, call for a 50 feet setback for pools, while the proposed pool would have a 35 feet setback. The size of the pool would be 900 square feet including a spa, while the current zoning limits pools to no more than 500 square feet. Construction of the pool would result in the lot coverage exceeding the 15% limit per the zoning ordinance. There is public water and on site sewer. The plot plan does not currently show a satisfactory secondary septic field, which is required per Section 162-2002 A5 of our zoning ordinance.

Mr. Horne made a motion that the Planning Commission recommend support of all requested variances, with the condition that there is a satisfactory secondary septic field. Mr. Smith seconded the motion, a vote was taken and members unanimously agreed to the motion.

Longwood Cooperative Planning Project – Mr. Smith provided the Planning Commission with an update on the Longwood Cooperative Planning Project. This project is meant to provide a forum for direct discussion among Longwood Gardens and the three townships that Longwood is located in. 655 acres of Longwood Gardens are in East Marlborough Township, 298 acres are in Kennett Township and 89 acres are in Pennsbury Township.

A coordination meeting was held on October 28, 2013 with representatives from the three townships, the Chester County Planning Commission and Longwood Gardens. This group agreed to meet again on March 27, 2014. At that meeting there will be a presentation on Longwood's future development plans.

With no further business the meeting adjourned at 8:30 p.m.

Respectfully submitted:

Chip Horne
Secretary