

**PENNSBURY TOWNSHIP
PLANNING COMMISSION MINUTES
APRIL 8, 2014**

Chairman Dennis Smith called the meeting to order at 7 p.m. Present: Dennis Smith, Bob Crandell, Chip Horne, Jim Ware, Lynn Luft and Margo Leach. The minutes of the March 25, 2014 meeting were approved as amended.

Barns-Brinton House Signage Request: In conjunction with the 300th anniversary of the Barns-Brinton House the Chadds Ford Historical Society would like to install a temporary banner approximately 4 feet by 12 feet (48 square feet) on the eave of the Barns-Brinton House facing Route 1 through the remainder of 2014. The banner would say "Celebrating 300 years" 1714 to 2014 in colonial red and blue colors. The installation would not be historically destructive.

Section 162-2104 G1 of the Zoning Ordinance states that a permit shall be obtained before erecting any temporary sign and permits shall run for 45 days and may be reissued for an additional 45 days. Section 162-2104 G3 of the Zoning Ordinance states that temporary signs shall not exceed 16 square feet. Therefore, the proposed sign exceeds both the maximum size and the allowable length of time to be displayed per the Zoning Ordinance. The Chadds Ford Historical Society is seeking the Township's non-objection to installing this non-conforming temporary banner as soon as possible.

Section 162-2108 H of the Zoning Ordinance states that the Historical Commission and Planning Commission shall review proposed signs in the Brandywine Battlefield Historic Landmark Planning Area. It is in accordance with this section of the Zoning Ordinance that the Planning Commission is reviewing this signage request.

After discussion Chip Horne made a motion as follows: "The Planning Commission does not object to the proposed 48 square feet sign to be displayed on the Barn-Brinton House for the remainder of the year. Since this sign is for a not for profit organization, the Planning Commission does not believe that this sets a precedent for similar requests from for profit organizations." Dennis Smith seconded the motion. After further discussion a vote was taken and the motion was approved by a vote of 5 in favor of the motion, 0 opposed, with Lynn Luft abstaining.

Fairville Village Area & Bulk Regulations: Lynn Luft led a discussion of the current Zoning Ordinance area and bulk regulations for Fairville Village, particularly with regard to the Village Commercial (VC) District. Lynn initiated this discussion in light of the recent Zoning Hearing Board (ZHB) Decision and Order for the Quails property. In the Qualls Decision the ZHB concludes that, as defined in the Zoning Ordinance, the maximum floor area for the VC District should be interpreted as the lesser of 40% of the property or 3,000 square feet for each building. Previously it had been generally thought that the ordinance meant 3,000 square feet in aggregate for all buildings on the property. As 30 days has elapsed since the ZHB Order and it has not been appealed, the ZHB Order stands and it's interpretation becomes the applicable interpretation for the township going forward.

The Planning Commission proceeded to have a wide-ranging general discussion as to whether it would be appropriate to propose revision(s) to the VC area and bulk regulations in light of the ZHB Decision.

Lynn provided the members with a map of Fairville Village displaying each of the lots and buildings in the VC District. It became apparent that there is wide range of lot sizes and building densities among

the lots. For example, lot 64-5-55 is 1.6 acres and has only two small buildings on it. Lot 64-5-53 is 2.0 acres and has 5 buildings on it. Lot 64-5-56 is less than 1 acre and has two buildings on it.

Lynn offered the following additional observations: (1) The VC District has a 40% maximum floor area (the lesser of 40% or 3,000 sq. ft. in total buildings) while the Village Residential (VR) District has a 20% maximum floor area with no building size limitation. Highway Commercial (HC) has a 40% maximum. (2) The VC District has a 10 feet minimum side yard setback while the VR District has a 15 feet minimum side yard setback. HC has a 25 feet setback. (3)The VC District has a 20 feet minimum rear yard setback while the VR District has a 30 feet minimum rear yard setback. HC has a 25 feet setback.

The Planning Commission did not reach any conclusions and agreed to further discuss Fairville Village area and bulk regulations at a subsequent meeting.

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

Respectfully submitted:

Chip Horne
Secretary