

PENNSBURY PLANNING COMMISSION MINUTES
JUNE 24, 2014

Chairman Dennis Smith called the meeting to order at 6:30 p.m. Present: Bob Crandell, Dennis Smith, Jim Ware, Margo Leach, Lynn Luft, Chip Horne and Kathy Howley. Ms. Leach suggested an amendment to the minutes. A discussion followed. It was moved and passed to accept the minutes as submitted without the amendment. Vote was 4 in favor of approving the minutes as submitted, Mrs. Luft abstained and Ms. Leach voted "no". Ms. Leach's objection was duly noted.

Rosemary Uhrik and her husband were present to review their Zoning Hearing board application that was resubmitted for a July 10, 2014 hearing for a pool. A variance was previously granted for a 10 ft side yard variance. When they started digging for the pool, they found their sewage system in that location so they had to change the location of the pool to the other side of their yard and now are asking for a 25 ft variance. This is the only other place the pool can be located. After some discussion Chip Horne moved to recommend to the supervisors support of the request and the motion was seconded. All were in favor and the motion passed.

Dennis Smith summarized the meeting that he and Kathy Howley attended on June 11th at the Conservancy regarding riparian buffers. NLT, Stroud Water and the Conservancy have received grant money to review local government riparian buffer ordinances as it pertains to recent changes in addressing the conservation of these buffers. Pennsbury Township has agreed to be a part of this study group. The findings will be submitted by the Conservancy to the municipality and it can choose to move forward with further review at that time. This review should be done by late Fall.

Dennis Smith sent all members information on the upcoming meeting with Chester County Planning Commission regarding the on-going discussions with Longwood Gardens and municipalities covering the gardens and a proposed zoning that would include Longwood Gardens growth and events.

SALDO Continued Review – John Snook was present to continue the review of the SALDO starting with Article IV. Before that discussion started, members asked him to review the recent amendment to ZO Section 162-2002.A.2.d dealing with accessory structures. A discussion followed about the changes made and John said he would give more thought and get back to us on this matter.

Article IV discussion:

- Page 65 #13 and 14 – revise per discussion – include past uses of the property, if known. In #13 include intensive AG use
- Page 64 #8 – clarify wording and reduce tree size to 8". Also include wording "heritage/specimen" trees
- Page 66 #18 – add ruins, traces of stone walls and landscape features.
- Page 67 – add aerial photos etc as a new number.
- Section 402 – preliminary plan is necessary for all plans except for minor subdivisions
- Page 70 – revisit trees letter. Also discussed showing any type of structures on neighboring properties.
- Page 71 – clarify "V".

The next SALDO review will be on July 22nd starting with page 73. The next PC meeting will be Wednesday, July 9, 2014. With no further business the meeting adjourned at 9:30 p.m.

Respectfully submitted: Kathleen Howley, Recording Secretary