

PENNSBURY PLANNING COMMISSION MINUTES
AUGUST 26, 2014

Chairman Dennis Smith called the meeting to order at 7 p.m. Present: Dennis Smith, Chip Horne, Lynn Luft, Bob Crandell, Jim Ware and Kathy Howley. The minutes of August 12th were approved as amended.

Fairville Village Land Development Review

Matt Houtman was present and reviewed his letter dated August 18th with members as well as Mr. Hatfield, engineer for the applicant. Mr. Hatfield gave a summary of the project and the history behind it. There are two buildings on the site, one of which is an historic barn which is to be renovated and a parking lot installed. The driveway entrance will also be moved per the township's request to improve sight distance and make it safer. The applicant has received variances from the Zoning Hearing Board which the plan reflects and this is noted on the plan. A question was raised as to the grade of the area where the driveway is being taken out. Mr. Hatfield will follow up. Mr. Hatfield went over items in Mr. Houtman's letter that he thought needed clarification. They are the following:

Under Zoning:

1. #4 – proposes a gravel lot and will pursue this with the supervisors. Mr. Horne moved to recommend gravel to the supervisors and Mr. Smith seconded the motion. A discussion followed as to the need for a motion at this time. It was agreed members will go through the review first and the motion was withdrawn.
2. #5 – additional plantings in the parking lot. It was noted that the landscaping plan Mr. Hatfield had reflected changes suggested in Mr. Houtman's letter. Members want to see more plantings in the parking area and the applicant will comply. Mr. Houtman stated he would have a landscape architect in his office review the types of plantings suggested and comment.
3. #8 – parking lot lighting. Illumination level is low. Lights will be on a timer. Applicant is satisfied with the level of lighting for safety. If different light is necessary in the future, the conduit is in place for the change out. Members had no problem with this.
4. #10 – architectural drawings. These were submitted to members. Mrs. Luft would like to see more detail and a listing of materials to be used. A discussion followed and the applicant agreed that a note be placed on the plans, as suggested by Mr. Houtman, stating details for the construction of the barn addition will be submitted to the supervisors for review as well as the Historical Commission before the building permit is issued. Also, if the septic system needs to be retested per the Chester County Health Department, they will do so. They will follow up with the Health Department.

Under SALDO:

1. #18 – 60 foot right of way on Fairville Road – they will ask the supervisors for a waiver. Mr. Houtman had no problem with this request.
2. #20 – color renderings of landscape plan. Mr. Hatfield displayed this for members. He will get members copies and will also include what the mature height of trees is on the schedule.

General Comment Section - #4 – 18 foot wide driveway done to reduce the scope/scale of entrance. Members had no further comment.

Mr. Houtman commented on the following:

1. Storm water management – curbing included to direct water flow to inlet in the parking area. Area is bermed so water does not leave the site and the applicant agreed with this.
2. Maintenance program is noted on the plan
3. New storm water ordinance calls for a monetary contribution for the maintenance of the basin. Mr. Hatfield stated he believes this plan should be grandfathered and is not subject to the new ordinance. They will check with their legal counsel.

Mrs. Luft asked Mr. Hatfield to place on the plan the historic resource number for the property which she will email him. Members also stated they do support item #4 under zoning in Mr. Houtman's letter but would like to know what type of gravel will be used in the parking area. All the above items were discussed and members agree the applicant can move onto the final revision of the plan.

The plan revisions and comments from Mr. Houtman will not be ready for the next Planning Commission meeting on Sept. 9th. The next supervisor's meeting is Sept. 17th and the 90 day clock will expire October 7th, before the October BOS meeting. Therefore, the applicant has agreed to request a 30 day extension so that the plan approval will be before the supervisors at their October 15th meeting. Members thanked the applicant and Mr. Hatfield for their cooperation on this plan review. Mr. Houtman will get his comments to members by September 18th and a date set then for the PC review of the revisions.

SALDO Review – Mr. Houtman reviewed with members the final pages in Article IV. It was noted that Mr. Snook would finish the section on historic resource and the hydro study for this section. Members talked about what the criteria is for a traffic impact study and when one is needed. Section 409.c.1 needs clarification as to identifying "study area" in a traffic impact study.

The next SALDO review meeting will be September 23rd starting with Article V. This article will be reviewed by Mr. Houtman and Ms. Howley and comments sent to Mr. Snook. Mr. Snook will get the draft of this article out to members by September 19th.

With no further business the meeting adjourned at 10:05 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary