

**PENNSBURY PLANNING COMMISSION MINUTES
AUGUST 12, 2014**

The meeting was called to order at 7 p.m. by Chairman Dennis Smith. Present: Bob Crandell, Dennis Smith, Chip Horne, Margo Leach, Jim Ware and Lynn Luft by phone. The minutes of July 22, 2014d were approved as submitted.

Chadds Ford Investments represented by Mr. Steger was present to discuss his application before the Zoning Hearing Board. The hearing is scheduled for August 28th. Mr. Steger gave some background on why they are asking for an additional 10 spaces at their commercial property on fronting on Baltimore Pike (Rt. 1) and Old Baltimore Pike. He stated the top floor of the building is occupied by their firm and 40% of the 33 parking spaces are utilized. The bottom floor is empty and they want to lease that space to a dentist. Our regulations require additional parking for this type of use. There may be other variances that if granted, would allow the dentist to operate out of that building and not have to increase the parking. Members agreed that parking along Route 1 is not desirable. Mr. Steger stated he would be meeting with his attorney next week to discuss possibly amending the application for other variance requests.

Margo Leach moved to recommend to the supervisors not to support this application as submitted and Mr. Crandell seconded the motion. Discussion followed. It was noted that the maximum lot coverage is 60% and minimum 40% and questioned what the lot coverage was for that property. Also, Section 162-1208.A referenced the Battlefield Overlay District and parking is not allowed in the front yard. With no further discussion the motion passed unanimously.

Accessory Building Size Limitations – Margo Leach distributed her recommendation and review of Section 162-2002. Each page was reviewed by members and changes noted. Discussion followed on the minimum setback for accessory buildings. 10 feet did not seem enough but on smaller lots with smaller accessory buildings, it may be enough. A consensus could not be reached. There was discussion on what to do with the word “stables” in the ordinance. Ms. Leach will update the document with noted changes and issue another draft for review at a future meeting.

The next meeting will be August 26th at which time members will review the plans for Fairville Village. Mr. Houtman will issue his review letter the week before. Members will also check their calendars to schedule a possible SALDO review meeting before the end of the month.

With no further business the meeting adjourned at 9:30 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary