

PENNSBURY PLANNING COMMISSION MINUTES
SEPTEMBER 9, 2014

Chairman Dennis Smith called the meeting to order at 7 p.m. Present: Dennis Smith, Chip Horne, Bob Crandell, Margo Leach, Jim Ware, Lynn Luft and Kathy Howley. The minutes of the August 26, 2014 meeting were approved as submitted.

Landscape Plan – Fairville Village-1699 Fairville Road

Anne Walters was present to go over her review letter dated September 8, 2014. Also present was Jim Hatfield, project engineer and Spencer Qualls, applicant. Ms. Walters stated that she had talked to the applicant's landscape architect, Mark Russo and has reached a consensus on issues noted in her letter. The plans will be revised accordingly as well as the following noted:

1. The Japanese Maple on the property will be a challenge to protect but should have a plan for such before construction starts and closely monitored. Shrubs at this location in the parking lot should be removed to not compromise this tree.
2. Include additional buffering behind units that are residential in the village.
3. Screening to the east alongside the Gates property needs to be adjusted and added to. Plants that are there now will not be removed.
4. Plantings along parking lot facing the Gates property will have 3 ft specimens. Additionally, shrubs adjacent to parking lot will not be 6 ft.
5. A tabulation of what is existing and what is to be added needs to be placed on the landscape plan.
6. There should be no shrubs planted under a tree line in the parking lot
7. Jim Hatfield stated the landscape plans will be revised according to Ms. Walters comments and resubmitted for her review by next Monday, 9/15. Her review letter as well as Mr. Houtman's review letter will have the applicant's response added.
8. The applicant will be at the next PC meeting on 9/23 with revised plans addressing all review letter comments.

Accessory Structure – continued discussion on changing the zoning ordinance with regard to maximum square footage and setbacks for accessory structures. Margo Leach led the discussion. Several suggestions were discussed and members agreed to the following:

- Sec. 162-2002.a.2.d – the word “sum” of each building will not change. However, “no larger than 40%” should be removed. Mr. Horne moved that this change be recommended and Mr. Crandell seconded the motion. Motion carried – 5 yes and 1 no.
- Ms. Leach moved that accessory structures on 2 acres or more have a setback of 25 feet and lots less than 2 acres have a setback of 10 feet. Mr. Crandell seconded the motion. Motion carried – 4 yes and 2 no.

These two recommendations will be passed on to the Supervisors for review. The word “stable” will stay in section C.4. However, it would be helpful to cross reference Sec. 162-1916 B.2 which states a stable will be at least 100 feet from any property line.

C.F. Investments Zoning Hearing Board hearing is scheduled for Sept. 25th at 7 p.m. They are requesting relief from the zoning parking space requirements and also amending the ZHB 2002 decision allowing for a dentist as a use. After much discussion Mr. Crandell moved to recommend no support for this request. Ms. Leach seconded the motion. Motion carried – 5 yes and 1 no.

The next PC meeting on 9/23/14 will deal with the revised Fairville Village plans. Therefore, there will be a special meeting on Thursday, Sept. 25th at 2 p.m. to cover the continued SALDO review. Ms. Howley will notify John Snook and Matt Houtman of the change.

Alma Forsyth was present and suggested members entertain discussion on making sure our ordinances cover protection for ground water aquifers and the removal of water by commercial companies. This will be discussed at another meeting.

With no further business the meeting adjourned at 9:35 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary