

**PENNSBURY PLANNING COMMISSION MINUTES
OCTOBER 14, 2014**

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

Wilson ZHB application request – Mr. Jaros, attorney for the Wilsons and their civil engineer were present to explain the request for 5 variances and ask for support of their application to the zoning hearing board. Mr. & Mrs. Kevin Wilson are equitable owners of lot 19 Raintree Road and would like to build a house, pool and accessory structure on the lot. There is a pond on the lot fronting Raintree Road so their entrance would be off of Sycamore Lane. The lot was created in 1965 and if they try to adhere to today's ordinances, there would only be a 900+sf building envelop which would not allow them to build their home. Variances are requested for riparian buffer zones, minimum lot line and accessory structures. Mr. Wilson gave an overview of the property handing out sketches of house placement, driveway and pool as well as noting the riparian buffer zones and septic placement. He also noted additional landscaping that would be added to help preserve the riparian buffer. The Wilsons did contact neighbors in their area to let them know what they propose for the lot and get their input. It was also noted that the proposed breezeway may be too long to consider the house and garage area as one structure. With no further discussion a motion was made to recommend to the supervisors support of the 5 variances. The motion was seconded and 5 yes, 0 no and 1 abstained. Motion carried.

VR & VC Bulk Regulations – members continued their discussion on this subject with Lynn Luft as leader. Members reviewed the summary page Mrs. Luft drafted dated 10/14/14. After each bullet point was explained by Mrs. Luft, the following was noted:

1. Motion was made to delete "40%, whichever is less" from ordinance language. All members were in favor and motion passed.
2. Motion was made to have maximum lot coverage at 45% and seconded. 2 voted yes, 4 no, motion failed. Motion was made to have maximum lot coverage of 50% and motion was seconded. All members were in favor and motion carried.
3. Motion was made to change floor area ratio to building coverage and seconded. Motion passed 5-1. A motion was made to have the ordinance read 20% coverage and seconded. However, the motion was withdrawn before a vote was taken.

Because of the late hour, members agreed to continue this discussion at another meeting. It was agreed to change the first PC meeting in December from December 9th to December 8th. There will be no second meeting in December. This will be advertised. Also, the second meeting in November will be changed to another date because of the closeness to Thanksgiving. With no further business the meeting adjourned at 9:45 p.m.

Respectfully submitted,

Kathleen Howley
Recording Secretary