

**PENNSBURY PLANNING COMMISSION MINUTES
OCTOBER 23, 2014**

Chairman Dennis Smith called the meeting to order at 1 p.m. Present: Dennis Smith, Chip Horne, Bob Crandell, Lynn Luft, Margo Leach, Jim Ware and Kathleen Howley. The minutes of October 14, 2014 were approved as amended.

Dennis Smith stated that the Rt. 52 Byway Commission Study was received by the township and asked members to review and submit comments, if any, by the end of November. Gannet Fleming, engineering firm for PennDOT on the Pocopson Bridge project, submitted a letter informing the township of the intent to submit an application to DEP. A copy was given to members and if any comments, please submit to Mr. Smith by November 3rd. Mr. Smith also reported on a meeting he attended at Longwood Gardens on 10/21 regarding a plan for proposed zoning for the Gardens in the three townships that encompass that area. This is being drafted with the help of Chester County Planning Commission.

Continuation of VC and VR Bulk Regulations – Lynn Luft lead the discussion starting with item #3 on the summary sheet submitted at the last meeting.

3. Motion was made and passed unanimously for building coverage to be 20%. Definitions should include building coverage which is the same as footprint.
4. Square feet of new buildings – Motion was made to have a maximum of 2400 sf. There was no second, motion failed. A motion was made to have a maximum of 2000 s.f. and motion was seconded. Discussion followed. Vote was taken and motion passed unanimously. It was also agreed and noted that the square feet in item #1 will change from 3000 to 2000 s.f.
5. Building Height – A motion was made to max the building height at 35 ft and no more than 2 stories. Motion seconded and all were in favor. Motion carried.
6. Rear yard setback – A motion was made to increase rear yard setback to 25 ft. Motion was seconded. Vote was taken – 2 yes, 4 no. Motion failed. Rear yard setback to stay at 20 ft.
7. A motion was made to take no action on the proposal to establish green area requirements in the VC zone. Motion was seconded. Vote was taken and 4 yes, 1 no, 1 abstain. Motion carried.
8. A motion was made to add Fairville Village National Register Historic District in two places: 162-1101 and 162-1104A. Motion was seconded. All in favor. Motion passed.
9. A motion was made to add in 161-1104 C the sentence “Seating areas are encouraged”. The motion was seconded. All were in favor and motion passed.

The next meeting is scheduled for Tuesday, Oct. 28th to continue the review of Article V in the SALDO with Matt Houtman and John Snook. With no further business the meeting adjourned at 3 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary