

PENNSBURY PLANNING COMMISSION MINUTES

FEBRUARY 10, 2015

Chairman Dennis Smith called the meeting to order at 4:30 P.M. Present: Dennis Smith, Bob Crandell, Jim Ware, and Lynn Luft. The minutes of the January 27, 2015, meeting were approved as submitted.

Lynn Luft presented the Planning Commission 2014 Annual Report, prepared for submission to the Board of Supervisors. The report was accepted and approved by the Planning Commission. It will be sent to the Board of Supervisors before March 1, 2015.

Lynn Luft presented two prepared tables to the Commission in order to review the Village Residential Zone and compare it with those of two other townships, East Marlborough and West Bradford. Discussion included the following main points covered in the two tables.

1. Most of the residences were over fifty years old with the exception of two at the entry to Wedgewood Drive and two others on the Kennett Pike. The older properties are on the Historic Resources Survey. Information on lot acreage, building size, and utilities was provided by Historical Commission member, Barbara Camp, a realtor with Berkshire Hathaway.
2. Private on site sewage is used in the district. Water is from wells, but public water may become possible in the future since it is available just north of the district on the Kennett Pike. There is no evident community septic need currently in the Zone.
3. Current regulations allow two Dwelling Units per property. Without a public septic system, on site sewage treatment for two dwellings will be very difficult since the average lot size is about 1 acre. The overall size of the Village Residential Zone is approximately 20 acres, 12 of which are part of two large residences. Three lots are less than an acre in area.
4. Commission members compared the VR setback and lot coverage regulations with the other two townships.
5. It was suggested the building height should be limited to two stories and 35 feet. Accessory building height limit (for garages, etc.) was discussed.
6. Adaptive Reuse of Historic Resources was reviewed.
7. It was suggested that Tom Oeste be consulted about the control of home occupations to preserve the residential appearance of the district as part of the Kennett Scenic Byway.

The meeting was adjourned at 6:30 P.M. The next Planning Commission meeting will be February 25th at 4:30 P.M. The agenda will be continued SALDO review.

Respectfully submitted,

Lynn Luft

