

**PENNSBURY PLANNING COMMISSION MINUTES**  
**APRIL 14, 2015**

The meeting was called to order by Chairman Dennis Smith at 5 p.m. Members present: Damian Demnicki, Margo Leach, Jim Ware, Bob Crandell, Dennis Smith and Kathleen Howley. The minutes of 3/24/15 were approved as submitted.

**Ann Hutchinson from NLT** made a presentation to members on riparian buffers. She is working with the Conservancy and has received a grant from the Wm. Penn Foundation to review area buffer ordinances. Dennis Smith gave an update on how Pennsbury Township got involved with this process last year. Ms. Hutchinson stated our riparian buffer ordinances are very good but they identify two areas where they can be strengthened. They would draft an amendment to our ordinances, at no cost to the township. Members agreed this appears to be a good idea and would support a recommendation to the supervisors for this. Margo Leach asked Ms. Hutchinson about any information on ordinance language for water protection. Ms. Hutchinson will get back to us on this.

**Prince ZHB Application review** - Mr. Prince and Mr. Fineberg from Teds Pools were present to explain why Mr. Prince is requesting a variance for impervious coverage. He wants to have a pool and deck installed in his backyard in Parker Preserve and he has already reached his coverage limitation. After much discussion members moved and unanimously passed a vote to make a recommendation to the supervisors to support the application. The lots are on one acre in this development because of the open space design plan.

**Chadds Ford Village Master Plan Draft** – the plan suggests walking trails in the village of Chadds Ford as well as traffic calming speed reduction and additional parking areas created. One concern with the plan is that it appears to make Chadds Ford Village a destination for tourists. The Board of Supervisors and members of the PC were asked to send their comments to Beth Burnam at the Conservancy by 4/15. The final draft will be presented at a public meeting on May 20<sup>th</sup> at the Chadds Ford Historical Society.

With no further business it was moved and passed that the meeting adjourn at 6:30 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary