

**PENNSBURY PLANNING COMMISSION MINUTES  
JUNE 9, 2015**

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Dennis Smith, Bob Crandell, Damian Demnicki, Lynn Luft, Margo Leach and Kathleen Howley. The minutes of May 12, 2015 and May 26, 2015 were approved as submitted.

**Quillen ZHB Request** – Mr. & Mrs. Quillen were present to explain why they are requesting a variance for a garage in the front yard. They live on Conestoga Court, first house on the right as you come off Chandler Road. Their lot extends to Chandler Road and this gives them 2 front yards. They propose to place a two car garage in the area adjacent to the house and facing Chandler Road. The structure cannot be seen from the road because of the heavily wooded lot. However, the garage will be accessed from the existing driveway. The owners did comment that their neighbors have no objection and members suggested a letter to this effect would be sufficient for the hearing. With no further discussion Mr. Crandell moved to recommend support of the application to the Board of Supervisors and Ms. Leach seconded the motion. All were in favor and the motion passed.

**Village Residential Area and Bulk Regs** – Lynn Luft reported the Historical Commission submitted recommendation for this zoning district which all members reviewed. A discussion followed and comments made regarding the area & bulk regs chart in the ZO as well as suggesting adding additional standards. The following was noted for the ZO chart:

1. 35 ft height limitation – limit to 2 stories.
2. Any other structure besides the primary should be 30 ft rear yard setback
3. Add 10 ft buffer to rear setback between single and 2 family dwelling
4. Add definition of “footprint” & max size of new construction – 1500 sf
5. Min. lot width – change 50 to 75 for single and 2 family to 125 ft.

Additional standards: add 5 homes to the Fairville Historic District and parking in the Village cannot be in the front yard as is the case now. Include driveways and parking in lot coverage. Mrs. Luft will rewrite the “recommendations” with changes and email members to review before the next meeting. Mr. Crandell moved to accept the recommendations as discussed and Ms. Leach seconded the motion. All were in favor and the motion carried. The revised version will then be sent onto the supervisors and Tom Oeste.

**Protection of Natural Resources – water exportation** – Ms. Leach led the discussion. Tom Oeste sent a legal opinion as to our ability to prohibit water exportation. Members reviewed the memo and Mr. Oeste concludes that an outright ban on water exportation is prohibitive. However, it can be managed to reflect the township’s concerns. Members will review sample ordinances distributed by Ms. Leach and will revisit this subject at the next meeting on June 23<sup>rd</sup>.

Dennis Smith gave members an update on the proposed zoning for Longwood Gardens that the County PC has been coordinating. Windmill Hollow Subdivision is proposing a slight change in the final plans and will be at the July 14<sup>th</sup> meeting to discuss this. Marina Hollingshead, representative for the owner, Mr. Sanford, has met with Matt Houtmann and reviewed this with him.

Alma Forsyth reminded members of the Kennett Regional Comprehensive Plan that our township is part of and also water resource protection information at the County level. With no further business the meeting adjourned at 7:15 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary