

PENNSBURY PLANNING COMMISSION MINUTES
OCTOBER 13, 2015

Chairman Dennis Smith call the meeting to order at 5 p.m. Present: Bob Crandell, Dennis Smith, Lynn Luft, Margo Leach, Damian Deminicki and Kathleen Howley. The minutes of 9/22/15 were approved as amended.

Facciolo ZHB Application – Mr. Facciolo was present to explain why he was requesting a variance for the construction of a shed on his property located on Fairville Road. Dennis Smith explained the zoning hearing process and what the planning commission's role was within the process. The planning commission makes a recommendation to the supervisors who then will choose to support, oppose or take no action at the hearing.

Mr. Facciolo stated he has a lot of farm equipment in his home in Kennett Square which he needs to move to this new home he recently bought. The equipment would be used for grass cutting, snow plowing, spreading manure etc. Presently there is a 50 x 36 stable with 5 stalls as well as his home. He does have horses and the property is 10 acres. He may also buy additional equipment and he does all the work himself on the property. He proposes to build a 30 x 40 shed to house this equipment. He thought he needed a height variance and has found out that he meets our ordinance. The shed will be a pole barn structure. There was additional discussion on the access on Hillcrest created by the previous owner as well as manure storage and storm water management. A neighbor, Mr. Taylor, was present to express his concern about these issues. Mrs. Luft also suggested to Mr. Facciolo that he may want to include a contour map for the hearing as well as manure placement, square footage for stable, house and impervious versus pervious coverage on the lot.

Mr. Crandell moved to note all issues of concern and send this onto the supervisor but take no position. Mr. Luft seconded the motion. Dennis Smith stated he believe the PC would need legal guidance regarding the relevance and appropriateness of having the items of lot access, manure storage and drainage impact our recommendation on an accessory structure size variance application. Mr. Demnicki had to leave the meeting before a vote was taken. Vote was taken and Mr. Crandell and Mrs. Luft were in favor. Mr. Smith and Ms. Leach opposed it. Motion did not carry. Ms. Leach moved to support the application as long as the issues of the location of the proposed building and access were resolved to the satisfaction of the township. Mr. Smith seconded the motion. Vote was taken and Mr. Smith and Ms. Leach approved the motion, Mr. Crandell and Mrs. Luft opposed it. Motion did not carry. A recommendation to the supervisors could not be obtained. Members thanked Mr. Facciolo for coming in. He will be at the supervisor's meeting next week.

A discussion followed with regard to Mr. Oeste's proposed amendment language for Article XX covering accessory structures. It was agreed that decks would be included in the footprint definition. Ms. Leach will send the recommended final language to Mr. Oeste and the BOS in order to move this forward.

Final comments on the SALDO draft are to be submitted by October 30th to John Snook. With no further business the meeting adjourned at 7:20 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary