

PENNSBURY PLANNING COMMISSION MINUTES

NOVEMBER 5, 2015

The meeting was called to order by Chairman Dennis Smith at 5 P.M. Present: Margo Leach, Lynn Luft, and Jim Ware by phone. The minutes from October 27, 2015, were approved as submitted.

The pool application of Eric Schnabel, who lives at 1 Colonial Drive in Parkers' Preserve, was the first item on the agenda.

After explaining the role of the Planning Commission in the Township land development process, Mr. Smith said the PC could recommend, remain neutral, or disapprove the pool application to the Board of Supervisors. Mr. Smith concluded that the Zoning Hearing Board was the body that would grant final approval or denial of the application, since a variance was necessary. The ZHB will meet November 24th to consider Mr. Schnabel's application.

Mr. Schnabel has lived at 1 Colonial Drive since 2010. His pool application lists Anthony and Sylvan Pools as the proposed builders. The submitted papers show a total of 6335 sq. ft. of impervious coverage, although decking, concrete bases for AC, and a lower level rear entry were not thought to be included in the figure. The proposed pool and surround area of 1440 sq. ft. will result in impervious coverage total of 17.85% on the one acre property, exceeding the 15% allowance in the R-2 Zone for lots less than 2 acres.

Mr. Schnabel described the plans for the pool and surround as natural in design, following the lawn contours in the level portion of the sloping back yard. The approximately 600 sq. ft. gunnite pool will have a kidney shape, no slide or diving board, and stamped colored concrete as a surround. The back stone wall of the pool will be flush with the landscape, while a hot tub also walled in stone, will rise 18 inches above the concrete decking. Mr. Schnabel does not plan to put a terrace under the rear first floor main house deck. The recessed area will remain as a planted grass area.

Questions from the PC members included:

- What are the provisions for storm water management, since the pool would occupy the majority of the flat back lawn space? Drawing shows two drains. How are these constructed? Response: Not Known at meeting time.
- Are there connections with the roof for control of storm water? Response: Not known at meeting time. Storm water on house north side drains away from back yard and drainage behind driveway goes to the south side yard. Driveway drains toward Colonial Drive.

- What kind of lighting would be provided? Response: Two LED pool lights, one spa light, and perhaps some low level landscape lighting along a walkway from the deck to the pool.

Mrs. Luft moved the application be recommended with the condition that the storm water management design was approved by the Township Engineer. The motion failed due lack of a second.

Mrs. Luft then moved the PC remain neutral on the application. Mrs. Leach seconded the motion. After much discussion of pool coverage in Parkers' Preserve and the developer's building designs, a vote of two in favor of neutrality, one opposed, and one abstention was recorded.

Mr. Schnabel asked why the PC did not support the pool application when it had recommended other requests in the past. Mr. Smith and Mrs. Leach replied that the pool designs had become more elaborate over the years along with larger homes, resulting in greater lot coverage and more variances. The fifteen per cent coverage provides space for a back up septic system and adequate storm water management on most of the Parker Preserve topography. The Planning Commission also felt the Comprehensive Plan goals of Open Space preservation and a rural community character were better accomplished with less impervious coverage. Mr. Schnabel remarked that not having a pool might handicap the sale of his home in the future.

Mr. Smith repeated that the PC decision is not the final word. The ZHB will decide the matter. It was suggested that Mr. Schnabel research the storm water questions before the Board of Supervisors' meeting Nov. 18th. After thanking the Commission for its time and explanations, Mr. Schnabel left the meeting.

Mr. Smith announced the "Longwood" Zoning proposals would be left until the Nov. 10th meeting when all members would be present for a discussion.

Mrs. Luft asked if a discussion of private road provisions in the SALDO update could be put on a future agenda given the recent questions about access and maintenance of private roads in the Township.

With no more comments, Mr. Smith adjourned the meeting at 7 P.M.

Respectfully submitted,

Lynn Luft