

PENNSBURY PLANNING COMMISSION MINUTES
SEPTEMBER 22, 2015

The meeting was called to order by Chairman Dennis Smith. Present: Dennis Smith, Bob Crandell, Jim Ware, Margo Leach, Lynn Luft (by phone) and Kathleen Howley. The minutes of August 25, 2015 were approved as submitted.

Ann Hutchinson, Natural Lands Trust – Riparian Buffer Proposed Ordinance Changes – Ann reviewed the changes that were discussed at the August meeting with members. She also met with Frone Crawford, attorney for the Brandywine Conservancy, and he stated that he felt the ordinance would withstand any legal challenges as long as you allow for physical hardship and exemptions. With no further discussion Mr. Crandell moved to recommend approval of the draft ordinance to the Board of Supervisors and Mr. Ware seconded the motion. Motion carried with all in favor. Ms. Hutchinson will rework the draft based on changes approved and send a copy to the Township as well as Mr. Oeste for consideration for adoption. Members thanked Ms. Hutchinson for her work on the project.

Margo Leach stated that she reviewed Mr. Oeste's draft language for accessory structures amendment and was satisfied that he covered all elements but would go back and check her notes to confirm. She will follow up with an email to Tom Oeste and the BOS.

Mr. Facciolo has applied for a variance to the zoning hearing board for the construction of a barn 30 x 40 as well as a variance for height limitation. He will attend the Oct. 13th PC meeting as well as the Oct. 21st BOS meeting to state his case for the variances. The hearing is scheduled for Wednesday, Oct. 28th at 7 p.m. in the township building. It was suggested that a site visit be done in order to get a better idea as to what is being requested. Copies of the application were handed out to all present.

Walter Cleaver submitted a **reverse subdivision** for review and approval by the township. A copy was sent to Mr. Houtmann for comment. This will be on the PC agenda in October. A copy was also sent to the Chester Co. Plan. Commission for comment.

Ms. Howley and Mr. Ware reported on the recent meeting on Sept. 15th with the County Planning Commission and Longwood Gardens. The Web Barn site was visited and a working meeting followed. The County is reworking the proposed Memorandum of Agreement between the townships and the Gardens. It will then be distributed to the townships involved for their solicitor's input. A copy of the draft ordinance for each township was distributed. Kennett and Pennsbury were asked to take this back to their planning commission and supervisors for review and consideration. Chester County Planning said they would attend any meetings to help explain the documents.

The draft of the SALDO has been sent to the township by John Snook, Brandywine Conservancy, for a final review. It has also been sent to the County for Act 247 review as well as Jeannine Speirs, Vision Partnership Program coordinator. Adoption will be advertised for December 16, 2015. With no further business the meeting adjourned at 7 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary