

PENNSBURY PLANNING COMMISSION MINUTES
AUGUST 9, 2016

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Dennis Smith, Bob Crandell, Jim Ware, Jeff Streitl, Corinne Murphy, Lynn Luft (by phone) and Kathleen Howley. The minutes of June 28, 2016 were approved as submitted.

Russell Drumheller, Code Enforcement Officer was present to discuss impervious coverage for small lot (one acre or less) with large homes being built on them. Developers who use the open space design option create smaller lots and build large homes. This leaves little if any additional impervious coverage for pools/decks/hardscape. A zoning variance is then required to add additional accessory structures/pools. A discussion followed with members and Mr. Drumheller as to how this might be managed better. There have been numerous zoning hearing board applications for a variance to address this issue. Generally, the ZHB has granted the variances in Parker Preserve. However, the percentage for the variance of impervious coverage has been going up and members questioned whether there should be a limit recommended to the ZHB by the township for these variances. The discussion went back to the PC minutes of June 28th, 2016 whereby a recommendation was made to emphasize support of enforcing our present zoning ordinance and add an amendment sentence to the open space design option prohibiting an applicant from using open space in their calculations. Members are still in favor of taking this position to pass onto the supervisors.

It was noted that our zoning ordinance requires a conditional use hearing for subdivisions if the property is under a certain number of acres depending on the zone one is in. Members questioned whether it is reasonable to require a CU for a simple 2 lot subdivision. Mr. Drumheller suggested not requiring a CU for a minor subdivision or at least reducing the fee for a CU hearing on these applications. It was also suggested that a professional agreement with the property owner could be used to insure any expense for the process would not be on the township. Members noted the definition of minor/major subdivision in the ZO is different than in the SALDO.

Nader Afshar ZHB application – Mr. Afshar was present to discuss the reasons why he has requested a variance to construct a carport in the front yard of his property on Parkersville Road. His lot has many physical limitations and this is the only flat area where he can park cars. He has many large trees adjacent to the house and wants protection. A discussion followed and at the conclusion, Mr. Crandell moved to recommend to the BOS to stay neutral on this application. Mrs. Luft seconded the motion. A vote was taken – 2 yes and 4 no. Motion failed. A second motion was made to recommend support of the application. Vote was 4 yes, 2 no. Motion carried.

Chris Buccini ZHB application – Mr. Buccini was present to discuss his application for a variance to construct a 3 bay shed larger than 600 sf and the shed will be placed on a 10 acre lot with no other structure on that lot. The shed is to be used for storage of lawn equipment and other materials used to maintain his property as well as his brother's property next to him. The shed will be placed so as no other property owner can see it. The Buccinis own 8 large lots of which there are only 2 dwellings. Mr. Buccini is requesting a variance for the size of the shed as well as the placement of it on a single lot with no other principal use. Access to this shed will be off the main road going into their property off Cossart

Road. With no further discussion Mr. Crandell moved to recommend support of this application and Mr. Streitl seconded the motion. All were in favor except Mrs. Luft who abstained. Motion carried.

Mr. Smith went over with members the tentative agenda for the next PC meeting on August 23rd and other outstanding business. With no further discussion the meeting adjourned at 7:15 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary