

PENNSBURY PLANNING COMMISSION MINUTES
JUNE 28, 2016

Present: Dennis Smith, Robert Crandell, Lynn Luft, Jeffrey Streitell, Corinne Murphy.

Chairman Dennis Smith called the meeting to order at 5 P.M. The minutes from the June 14th meeting were approved as submitted. Mr. Smith introduced Corinne Murphy, the new Planning Commission member.

Mr. Ken Crossan of Crossan and Raimoto Inc. presented ideas for a minor two lot subdivision of a five acre property owned by Randall and Paula Brenn, located on the southwest corner of the Street Road and Parkersville Road intersection in Pennsbury Township. Mr. Brenn was also present.

The zoning for the property is R-2, with a two acre minimum lot size. The two lots would use a common drive, currently serving the one residence on the property. Entry would be from Street Road, at a setback distance from the intersection which is more than required by SALDO. Use of Parkersville Road for the common drive was not possible due to a sight problem on an existing curve.

Mr. Crossan inquired whether the Conditional Use process would be needed. Planning Commission consensus was this was probably the case, but Kathy Howley and Rusty Drumheller should be consulted. The 2012 Zoning Code, Article V, Sections 162-502. and 503. apply.

Other items PC members suggested that should be included in the application for subdivision:

- Tested well water and septic treatment locations, with secondary system backups
- Location and use of existing nonconforming structures
- Shared entry drive width and length
- Second residence location with setbacks

Mr. Brenn and Mr. Crossan thanked the Commission for their time and said they would be back in touch with the application plans.

After discussing the possibility of reception of another pool variance for Parker's Preserve, the Commission continued with a planned reviewed of Open Space Design Article XVIII in the 2012 Zoning Code.

Mr. Smith reviewed the recent pool variance history in Parker's Preserve for the benefit of new member Mrs. Murphy. Variances have been requested because maximum lot coverage of the new residences, including driveways and patios, has often exceeded that allowed under the Open Space Design Option. Therefore, constructing a pool has required application for zoning relief variances from the maximum lot coverage, and sometimes the side yard setback requirement as well.

The Planning Commission decided the lot coverage in the Open Space Design Option Article should not change. In consideration of Open Space Design variance applications, the Commission agreed:

- To interpret the 2012 Code strictly in order to promote the Purpose of Article XVIII, Section 162-1801.
- To recommend variance approval only for those applications adhering to the Code requirements.
- To recommend addition of a sentence in Article XVIII. Section 162-1804. F. 3. Area and Bulk Regulations. "Open Space Easement Areas shall not be considered in any computation of individual lot coverage percentage."
- To recommend addition of the following statement in the Lot Averaging Section 162-1809. E. 8. "Open Space Easement Areas shall not be added to any residential lot size computation for the purpose of deciding individual residential lot coverage by a residence, driveway, garage, shed, pool, patio, or other accessory structures."

The Planning Commission discussed Section 162-1806. B. with regard to an attempt to buy Home Owner Association protected Open Space land. It was decided the Township Supervisors had adequate power to protect Open Space under this Section and under the SALDO. No change was recommended.

The next Commission meeting is scheduled for July 12th at 5 P.M.

Respectfully submitted,
Lynn Luft, Secretary

