

PENNSBURY PLANNING COMMISSION MINUTES
AUGUST 12, 2008

Chairman Mike Washko called the meeting to order at 7:00 PM. Present: Bob Crandell, Michael Lane, George Beer, Steve Bucci, Aaron McIntyre, Lynn Luft, Jim Ware. The minutes from the last meeting were approved.

McCoy Property - Susan Hauser, Chair of the Historical Commission, updated the Planning Commission concerning the request by John Dewson to demolish the house on the former McCoy property. The outbuildings, barn and springhouse, would not be demolished. An historic preservation consultant was hired to evaluate the character of the house. The foundation dates to 1731 and there seems to be no remnant of the original house above the foundation as a result of the numerous renovations over the years. Further research on its history and potential importance as an artists studio is being done. There is a meeting on August 25th at 4:30 to review the house with John Dewson and the Supervisors to discuss options.

Springdale Farm - John Diemer of Wilkinson Associates presented the most recent subdivision plan. He was looking for any further comments from the Planning Commission on the new plan. He is in receipt of Matt Houtman's review letter and will be meeting with him to discuss revisions. A few concerns from the Planning Commission included a potential undersized lot; an infiltration bed close to the railroad tracks; relocating or combining driveways along Hickory Hill Road because of the steep slopes and poor site lines; addition of riparian buffer lines; impact to Cockeysville Marble and flooding near Lot #5 from across the street to the stream.

Sunrise Ordinance – A review of the revised Assisted Living Facility Ordinance in the Highway Commercial District was performed. The following are revisions: C. (1) – add the word “gross” in front of the word “acres”; (5) – the Board split in half on keeping the phrase “with sewage requirements” in the ordinance; (7) – remove the word “reasonable”, add “seating areas, picnic shelters and gazebos” after the word “paths,”; (10)a – Amend the sentence to read “Roof color should reflect local traditional use of color.”; (11) – remove the word “reasonable”; (16) – remove the word “reasonable”; (20) – the Board split in half on keeping the phrase “with sewage requirements” in the ordinance. Remove were: GB, ML, SB and AM. Keep in were: JW, LL, MW and BC. The comments will be sent to the Supervisors for consideration.

Chester County Planning Commission – review of Zoning Ordinances – Jeannine Speirs was present to review new Supplemental Use Regulations the County has introduced for the Township to consider. The following are revisions: Section 162-2009, Bank or other financial institution, B., the sentence will be amended to include language about a shared driveway within an existing development.; Section 162-20XX Drive-Through Service, G. increase trash receptacle distance from 15' to 40'.; Section 162-2014 Convenience Store, language will be added to limit the number of pumps to 4, locating them to the rear of the store and include in the districts as an Overlay along the Rt. 1 Highway corridor.; Section 162-2018 Gasoline or Service Station, A.2., leave in 2 vehicles, C. revise setbacks to 50' adjacent to commercial uses and 100' adjacent to residential uses, add language concerning hours of operation from 6:00 AM to 10:00 PM.; Section 162-2037 Self Storage/Mini-Warehouse, C. revise minimum aisle width from 20' to 24'.; Section 162-2040 Temporary Structure of Use, A., add temporary storage containers to the list.; Section 162-2021 Group Home, leave number of residents at eight (8).; Section 162-2043 Transitional Housing, B., ask Township Solicitor for opinion on the number of residents, six (6). Next meeting with the Chester County Planning Commission is 9/9/08.

With no further business, the meeting adjourned at 9:30 PM.

Respectfully submitted,

Michael E. Lane
Planning Commission Secretary