

PENNSBURY PLANNING COMMISSION MINUTES
SEPTEMBER 23, 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, Barabar Kurowski. The minutes from the last meeting were approved with an amendment.

Paul and Janet Haldeman – White Barn Property –Because of a potential change in use, the applicants are seeking a zoning variance from the parking requirements and have applied to the Zoning Hearing Board for an interpretation. The Supervisors requested that the Haldeman's appear before the Planning Commission for a preliminary review. The White Barn property, at the corner of Hickory Hill Road and Rt. 1, operates under an Occupancy Permit for retail and office use. Brock Harper is intending to buy the entire property and operate a physical therapy office, that also includes a cardio and physical fitness area, in the former Oriental Rug space. He will then continue the lease for the café, antiques shop and the Haldeman's office space. The physical therapy office would fall under an office professional or medical office use, thus subject to different parking requirements as a result of it's change in use. The Code Enforcement Officer felt unauthorized to issue a C of O because the present parking is de-facto approved under the existing occupancy permit but is non-conforming to code. The site currently holds 50 parking spaces. If the current zoning requirements were followed, approximately 94 spaces would be needed on the site. The applicant provided a site plan showing that an additional 13 spaces could be added to the property after one entrance near Rt. 1 was closed. The current parking lot provides plenty of space for the current uses because of the different hours of operation and uses during the week. Mr. Harper described the function of the building spaces, possible number of employees and hours of operation for the new facility as well as for his larger, main facility in Downingtown. The Planning Commission recommended that the applicant secure the services of a traffic engineer to model the current and new parking and traffic movements for the uses at the White Barn property. Furthermore, they recommended that he also model the parking and traffic at the Downingtown facility for comparison. This information would be presented to the Planning Commission, discussed and a recommendation sent to the Supervisors before going to the Zoning Hearing Board.

Windmill Hollow - Marina Hollingshead, representing the Sanford project, answered comments that were outlined in Matt Houtman's review letter. These comments were summarized in an email which Matt addressed at the meeting. They are as follows:

1. General Lay-out. It is our understanding that a conservation easement exists on much of the land that limits density to one dwelling per 10 acres. The subdivision creates 11 lots all in excess of 10 acres. It could be argued that a better lay-out is to group the dwellings on 3-5 acre lots at one quadrant of the property and preserve the remainder as some sort of Open Space. Matt doesn't believe we can dictate the lay-out if it meets ordinance, but the PC could recommend changes to the applicant if they feel strongly about it. Response – the design of the site was dictated by the restrictions of the conservation easement and the pledged land and the concept of the applicant for the use of the land.
2. Single Access Street. Over 4,000 feet of Entrance Road, common driveway and individual driveway is required to be traversed to gain access to lot 3. Matt believes an emergency access is required. Response – there exists an access road for Lot 2 that could be used for an emergency road to access Lot 3 and several other lots along the entrance road.
3. The Natural Resource Protection Standards need to be addressed. Response – they will be addressed on the plan.
4. Is Lot 11 really two lots since it is split by the Entrance Road? Response – the lot is one lot and is to be owned by Lot 1. If one of the lots on the site is deemed undevelopable, than Lot 11 would be developed as an alternate house site, even though there is already an existing house and shed on the lot. PC comment – it is recommended that the solicitor investigate if this is a defacto subdivision as a result of the road splitting the lot. Also, it was discussed that there exists four entrances to the Sanford property from

Brinton's Bridge Road and the new entrance road would make it five. It was suggested that the new entrance road be realigned and an existing road be used instead. Several members will arrange to tour the site to see this and other areas.

5. An up-dated wetland delineation is required. The delineation dates back to 1991. Response – Marina will look at the files to see if an updated one exists. If not, a new one may have to be done.
6. Summary information is required to be placed on the plans for the existing conservation easement. Response – the Conservancy is preparing the notes to be added on the plan and should be done within the next week. They approved the plan and will generate a letter to the Township.
7. Should the Entrance Road be Public or Private. Matt's comment – it is public from Brinton's Bridge Road to the first cul-de-sac and then private after that. Matt would like the entire road to be private. If it is public, he would like the cul-de-sac redesigned for a smoother transition from the potential road between Lots 6 and 7. PC comment – it was the opinion of the majority of the PC that the road be private.
8. Ultimate disposition of the 50 ft wide access strip to other lands of Sanford that fronts Baltimore Pike. Matt's comment – he would like a note added to the deeds for Lots 6 and 7 alerting them of the potential for a road next to their lots.
9. Additional geometry and drainage detail at the intersection of the Entrance Road with Brintons Bridge Road. Matt's comment – he will be working closely with the applicant's engineer on these issues.
10. No sidewalks (Matt does not recommend sidewalks). PC comment – the majority of the PC was in agreement.
11. One street light is proposed at main intersection. (Matt is OK with this). Matt's comment – he did not think another light was needed anywhere on the road. PC comment – the majority of the PC was in agreement.
12. Access easement is required through other lands of Sanford for the driveway to Lot 2. Response – the driveway goes through two, ten acre lots owned by Mr. Sanford. An access easement will be developed.
13. I am requesting Site Meeting with Design Engineer to review some aspects of the SWM Design. Matt's comment – he will be analyzing the SWM design and meeting with the engineer..

Review of Chester County Planning Commission's Review letter – Most of the points in the letter will be addressed except for the issue of the maintenance of the entrance road if it is private. Will there be a Homeowner's Association. Marina stated that will be developed.

Comments from Susan Hauser, Chair of Historic Commission – the property has a high potential for archaeological artifacts because most of the property is in the Brandywine Battlefield Historic District. She will send her report to Kathy outlining her recommendations for specific procedures that should be added as notes on the plan if archaeological evidence is found during construction. Marina commented that during the development of the property with their own crew, they have yet to find any archaeological artifacts.

Comments from Mr. McManus, adjacent property owner that shares an entrance road with other tenants through the Sanford property. He does not want the currently designed entrance road moved to the entrance road he uses and is working with Marina on SWM issues.

Next Meeting – review the Planning Modules for Sunrise and discuss points from Matt's review letter. It was suggested that the representatives from Sunrise be present at the next meeting the project is discussed.

With no further business, the meeting adjourned at 9:10 PM.

Respectfully submitted,

Michael E. Lane
Planning Commission Secretary