

# SOLEBURY TOWNSHIP PLANNING COMMISSION

September 14, 2015

## Minutes

Attendance: Laura Sachs (Chair), Jack Durkin (Vice-Chair), Diane Sarti, Chris Caputo, Dan Fest, Keith Deussing, Kevin Morrissey, Jonathan J. Reiss (Township Solicitor), Curt Genner, Township Engineer, and Jean Weiss (Planning Commission Administrator).

### I. Call to Order

At 7:00 p.m., Chair Sachs called the Solebury Township Planning Commission meeting to order.

### II. Approval of Minutes – April 13, 2015

**Upon a motion made by Jack Durkin, seconded by Kevin Morrissey, the Solebury Township Planning Commission approved the April 13, 2015 minutes**

### III. Conditional Use

- A. Clymer Residence (Fleecydale Road) #15-2 TMP #41-002-010. The applicant is seeking approval per Zoning Ordinance Section 1906(B)(3) – Scenic Road setback requirement for construction of a single family residence and detached garage.

Adam Crews, Engineer, Maureen Carlton, Esquire, Brian & Valerie Clymer and Ralf Fey, Architect were present on behalf of the application.

Maureen Carlton gave a brief explanation of the application and explanation of the conditional use requested.

Adam Crews presented draft architectural drawings of the house and garage layout.

Kevin Morrissey asked how many trees will be removed for this project.

Adam Crews stated that they were marked on the plan, but they were not tabulated. There were approximately 65-75 trees to be removed.

Curt Genner stated that tree removal and replacement will be reviewed and addressed at the time of the grading application, while reviewing the plan there appears to be a few trees that will need to be replaced or will require a fee in lieu of.

Chris Caputo questioned the house and garage location on the property. If the location was reconfigured to move the structures out of the scenic setback then the conditional use would not be necessary.

Adam Crews stated that the house if reconfigured could fit within the scenic setback, but not the garage because of the steep slope disturbance.

Ralph Fey gave a brief overview of the house and garage layout, and conveyed that the structures cannot be seen from the scenic setback sightline area.

Jack Durkin questioned the view up the driveway with the significant tree removal.

Adam Crews stated that the serpentine driveway configuration would not have an impact on the view from Fleecydale Road.

Valerie Clymer made a statement to the Commissioners stating that months have been spent going through every possibly configuration of the property layout so that the structures are not intrusive and to minimize the impact to the natural resources.

Jack Durkin suggested a berm of plantings at the top of the driveway to protect the viewscape from the driveway entrance.

Chris Caputo stated that while he appreciates every effort by the Clymer's to reduce the impact to the natural resources of the property, Fleecydale Road is the most scenic road in the Township and he does not want to set precedence for future applications.

Jonathan Reiss reiterated that all applications have to be taken on a case by case basis.

**Upon a Motion made by Diane Sarti, seconded by Laura Sachs the Solebury Township Planning Commission recommended the Board of Supervisors approve the conditional use application subject to the C. Robert Wynn review letter dated September 10, 2015. Kevin Morrissey and Chris Caputo opposed.**

#### **IV. Adjournment**

**Upon a Motion by Jack Durkin, seconded by Kevin Morrissey, the meeting was adjourned at 7:45 p.m.**

Respectfully submitted,

Jean Weiss  
Solebury Township, Planning Commission Administrator