

**PENNSBURY PLANNING COMMISSION MINUTES  
MAY 26, 2009**

The meeting was called to order by Vice Chairman Aaron McIntyre and the minutes were approved as amended. Present: Aaron McIntyre, Michael Lane, Mike Washko, Jim Ware, Barbara Kurowski and Kathy Howley.

Members discussed the upcoming Dewson application for special exception before the Zoning Hearing Board. Township Engineer Matt Houtman was in attendance. Michael Lane had expressed his concern with regard to the riparian buffer zone, keeping vegetation alongside the stream and erosion and sediment controls in place while Dewson is installing the driveway. Lynn Luft had noted that there was a retaining wall along the driveway in an earlier version of the plans. Mr. Houtman stated there is now no retaining wall necessary and the placement of the driveway on the plan is appropriate. Mr. Houtman confirmed the following with Mr. McIntyre 1) there will be no increase in stream flow as a result of the construction 2) the bridge crosses the flood plain at the narrowest point 3) no increase in cross sectional profile of stream bed at point of use 4) proposed method of crossing provides the least amount of disturbance. Mr. Foley, attorney representing Mr. Dewson was present and stated they will be getting a permit from DEP as required. He also gave a picture of an example of the type of driveway being proposed over the stream. Members had no further comment. A **2 lot subdivision** was submitted by **Crosslands** for the old **Parkersville schoolhouse** which has been distributed for review.

**Proposed Windmill Ordinance** – Mr. Houtman gave a copy of a sample ordinance to members for discussion. He noted that Edgmont Township has an ordinance in place and that he is working on one for Bethel Township. Members discussed the following points:

- Application would be conditional use
- Noise elements
- Height restriction and color
- Placement of structure on lot and how many can be erected on a tract of land
- View shed and zoning
- Definition of windmill
- Obtaining a building permit
- No requirements made by township once CU is given
- Impact on conservation easements

Mr. Houtman will go back and revise the ordinance based on comments from members. He will send out another draft for discussion on the June 23<sup>rd</sup> PC meeting. With no further discussion the meeting adjourned at 8:05 p.m.

Respectfully submitted: Kathleen Howley, Recording Secretary

