

**PENNSBURY PLANNING COMMISSION MINUTES
MAY 3, 2011**

The meeting was called to order by Chairman Bob Crandell. Present: Bob Crandell, Jim Ware, Chip Horne, Lynn Luft, Margo Leach, Troy Brady and Kathleen Howley. The minutes of April 12, 2011 were approved as submitted. The meeting of 4/28/11 was canceled and rescheduled for 5/3.

Crosslands Land Development – Phil DeBaun was present and gave a short summary of the Crosslands organization and why they are updating their skilled nursing unit. He noted they propose to reduce the number of units from 66 to 60, all private rooms as well as reconfiguring the parking lot adjacent to this unit. Tim Cassidy, architect proceeded to review the plan as follows:

- There are 165 acres and they propose to add 23,000 sf with an additional 8000 sf for parking and loading space. The existing building has 130,000 sf.
- Received review comments from Matt Houtman, Anne Walter and Chester County Planning Commission. They also noted that since Crosslands was developed under a conditional use, they would be filing an application for this with the township. The conditional use hearing and land development process would run concurrently.
- They will comply with all review comments from township consultants and will be meeting with them in the near future to resolve issues and revise plans at which time they will come back to the planning commission for review.
- The landscape ordinance speaks to a commercial development and they would like to approach this land development from a more residential aspect. They would like to keep the view for residents “open” and not grow plants/trees that would block this. They will work with Anne Walters on this.
- Matt Houtman suggested a summary/narrative be placed on the plan which they will do.

Mr. Cassidy will be in contact with the township when they are ready to come back with revised plans.

Anne Walters gave members an update on the Penns Village landscape plan and issues to be resolved with the final plan.

Margo Leach gave an update on the work she is doing for the township with regard to the disposition of the Hope House. The core of the house is 1749 and this is what would be moved onto township property by Tim Filler if the township chooses to go in that direction.

With no further business the meeting adjourned at 8:30 p.m.

Respectfully submitted: Kathleen Howley, Recording Secretary