

PENNSBURY PLANNING COMMISSION MINUTES
MARCH 24, 2015

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Dennis Smith, Jim Ware, Damian Demnicki, Lynn Luft and Kathleen Howley. The minutes of March 12, 2014 were approved as amended.

SALDO UPDATE John Snook and Matt Houtman were present to continue the review of the SALDO, Article II, Definitions. The following was noted:

1. John Snook noted that he did compare the draft definitions with the ZO to make sure they are consistent and made other changes where appropriate.
2. Section 200 is new to the ordinance. #5 – discussions followed on the difference between a lot and a tract. John will clarify and if the meaning between the two is clear within the ordinance, then we may choose to delete #5.
3. Silvicultural – John will further review this term as to its appropriateness under agriculture.
4. Buffer plant strip – John will check the term as to how it is used in the ordinance.
5. Bile Lane – “for the purpose of use by bicycles”. John will check usage.
6. Building – delete “enclosure/structural support”
7. Center Line – John will check usage and determine if this term is needed.
8. Cistern, Cesspool – there is no definitions because it is not applicable in the SALDO.
9. Density – will check the ZO definition and review for consistency.
10. Easement – This term includes “conservation easements”.
11. Driveway – delete “right of way”
12. Flood definition – check usage and delete this term if appropriate
13. Floodplain etc. – John will check the ZO and rework this definition.

The discussion of Article II, Definitions, concluded at page 15 and will begin on page 16 at the next SALDO meeting.

Dennis Smith briefly introduced the topic of the recent report titled “Chadds Ford Village Master Plan”. The entire plan is available online at www.brandywineconservancy.org. John Snook will request a hard copy from Beth Burman, senior planner involved with the report for public review at our township building. Members had initial questions about traffic calming, parking and safe crossing of Baltimore Pike for pedestrians.

The next Planning Commission meeting will be April 14th at 5 p.m. The next SALDO meeting will be April 28th at 5 p.m. With no further discussion the meeting adjourned at 6:50 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary