

**PENNSBURY PLANNING COMMISSION MINUTES
MAY 6, 2009**

The meeting was called to order by Bob Crandell at 7 p.m. Present: Bob Crandell, Aaron McIntyre, Lynn Luft, Michael Lane and Kathy Howley. The minutes of 4/14 were approved as submitted.

Penn's Village – Becker Conditional Use Request before the Board of Supervisors.

Mr. Becker along with his engineer, Joe Viscuso of Stantec were present to go over his sketch plan for Penn's Village and explain why he is requesting a conditional use hearing. The supervisors have asked members for their comments. Mr. Becker gave a brief background on the property and an outline of where his plan was before Sunrise Development offered to purchase the property and proposed their own development. Sunrise pulled out of the deal in December, 2008 and Mr. Becker now wants to continue his land development. His previous development received a final conditional approval from the township in December, 2003. Mr. Becker has been working with the township and Tim Filler (developer of Pennsbury Village) to accommodate sewage disposal on a portion of his property. He has changed his plan accordingly and submitted a sketch plan but needs to go back to the BOS for relief on the size of one building along with other items. The following was noted:

- Property is 9.6 acres
- There is a cell tower on it which will stay
- Access to property is opposite Brintons Bridge Road and Mr. Becker does have a traffic light permit from PennDot for this intersection
- Retail was 6000 sf and now is 12150 sf
- Restaurant is gone but a bank is now on the plan
- There is less retail
- Apartments were 27 and now are 38 – density is 4.3 units/acre
- Front yard setback 62.5 – no change
- There is less floor area and less parking proposed
- Parking spaces to be 9 X 18

Michael Lane noted that the plan has now shifted from retail to residential. He asked if parking could be reduced and the residential be clustered in two buildings while the commercial be in the other buildings along Rt. 1. Mr. Becker prefers to put residential units on top of commercial. A discussion followed as to what can be done on the green space which will contain the sewage disposal area. It was suggested that landscaping could be done and some recreational amenities for residents but structures are doubtful. This will be researched and depicted on the formal plans. Mr. Becker said he is flexible with the architecture and stated a supervisor or township representative will review the architectural renderings but is not willing to separate out the residential from the commercial

component. The project is not to be phased. Mr. Scottoline stated the bank is new on the plan and there have been large retail spaces approved but not built along Rt. 1 in our township. The loading area around the 12,150 sf building needs to be looked at. Landscaping and lighting will be very important with this plan.

Planning Commission members will get their comments to the supervisors by May 21st. With no further business the meeting adjourned at 8:25 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary