

**PENNBURY PLANNING COMMISSION MINUTES
MARCH 9, 2010**

The meeting was called to order by Chairman Bob Crandell. Present were Bob Crandell, Michael Lane, Margo Leach, Barbara Kurowski, Jim Ware and Lynn Luft. The minutes were approved as submitted.

Review of Windmill Hollow – Marina Hollinshead, representative for the owner, addressed comments from Matt Houtmann’s letter of March 5, 2010. A revised plan was also submitted for the Planning Commission to refer to. The following is noted:

- It was noted that approval has been received from CCCD, for the NPDES permit and DEP Sewage Facilities Planning Module.
- General – it was suggested that illumination for the entrance drive on Brinton’s Bridge Road be modified - the tall light post be eliminated or replaced with a smaller carriage-type light on a lower light post or an indirect up-light for a subdivision sign. There was a safety concern and the issue would be sent to the Township Engineer for comment.
- Zoning – A note will be added to the plans - “Prior to any conveyance of Lot 10 and/or the application of a building permit for a residential dwelling on Lot 10, the residential use of the stable house and/or springhouse shall cease in order to bring the property in full compliance with the applicable regulations of the Pennsbury Township Zoning Ordinance”. It was discussed that the owner plans to abandon the springhouse as a residential use when and if a new structure is added. It was noted that Pennsbury Land Trust has a façade easement on the façade of the springhouse. The owner would like to keep the stable house for use by an employee or relative.
- Subdivision and Land Development –
 - #1- all seven points for minor drafting revisions have been addressed.
 - #2 – Access Easement for shared common driveway for Lot 1 and 2 and maybe Lot 3 is being drawn up and will be recorded by lawyer when complete. If a third dwelling is added the driveway will be widened.
 - #3 – Signature blocks have been added.
 - #4 – Required permits have been approved.
 - #5 – Post office street addresses have been added to the plan. Street numbers have been added for Lots 2 and 3 off of Brinton’s Bridge Road and street numbers off of Windmill Road for the rest of the lots.
 - #6 – For 9-1-1 purposes, the Planning Commission decided to stay with the designations the Post Office submitted.
 - #7 – HOA documents were distributed earlier to the Planning Commission for review. The following comments were noted –

- Under Voting, clarification of the term “declarant” was discussed as well as the number of votes the Sanford’s will maintain as part of the HOA even though they will pay no dues. The access road to the Sanford’s lot will not be used by the new owners in the subdivision.
- Under Board of Directors, it was suggested that the term “an additional” be added instead of “one (1)” to clarify that more board members will be added after a certain percentage of lots are sold. A total of three board members will be on the board.
- Under Article III, Easements, the term “Common Facilities” should be clarified if it includes storm water systems, roads and utilities.
- Under Article V, Restrictions, 5., Uses & Improvements Prohibited, it was discussed that the term “or allowed by Pennsbury Township Zoning Ordinances” be added after the term ...”unless approved by the Declarant or its designated committee.”
- Under Article V, 5., Completion Period of Dwellings, it was discussed to change building completion be extended from (eighteen) 18 months to (twenty four) 24 months.
- Under Article IX, Brandywine Conservancy Restrictions, 7.,B. the total acreage number in the first sentence needs to be checked as it does not seem to add up.
- Under Article IX, Brandywine Conservancy Restrictions,7., G., it was suggested that the chart be labeled “Conservancy” restrictions are clear and the “Township” restrictions are clear.
- #8 – the Riparian Buffer protective covenants are complete and needs to be executed.
- #9 – the Township solicitor sent the owner a developer agreement and will be sent back without a financial security agreement. When lots are developed, they will be submitted.
- #10 – Storm Water Management – the storm water management maintenance notes will be added to the HOA documents and the storm water maintenance agreement with the Township.

Action taken – Planning Commission granted Conditional approval upon resolution of Matt Houtmann’s letter, the Township solicitor’s comments concerning HOA documents and the Planning Commission’s comments concerning the HOA documents and the Planning Commissions comments about entrance lighting.

With no further business the meeting adjourned at 9:15 p.m.

Respectfully submitted, Michael E. Lane, Secretary, Planning Commission