

**PENNSBURY PLANNING COMMISSION MINUTES  
APRIL 27, 2010**

Chairman Bob Crandell called the meeting to order at 7 p.m. Present: Bob Crandell, Lynn Luft, Michael Lane, Jim Ware, Mike Washko, Barbara Kurowski and Kathy Howley. The minutes were approved as submitted.

Michael Lane reported that he has submitted three proposals from consultants for the Parkerville Village national register nomination to the Board of Supervisors for their review. Copies were given to all present for their input. Mr. Lane conducted a walk for the Pennsbury Land Trust through the Johnson Woods preserve this past weekend. Janet Ebert, plant expert, was present and they discovered two rare plants near the trails. It was discussed at the walk to move the proposed location of the trail away from the plants. There is also significant deer damage and these plants are in danger. It was recommended by Mr. Lane that there be a deer hunt conducted in the fall. He is also still waiting to hear back from PECO on his grant application submitted which includes trail clearing in the preserve.

Buccini Driveway Waiver Request – Jim Fritsch from Register Assoc. was present to discuss a request for a driveway waiver from section 138.37C(2) for the Buccini property located on Cossart Road. There is one house existing and the existing driveway is 10 ft. The ordinance calls for 16 ft. They would like to keep it at 10 ft in order to save trees and there will be only one home built on top the hill with several pull offs along the way.. Mr. Houtman reviewed the plans and has no objection. Mr. Buccini stated his goal is to place an easement on the property in the near future. Members voted unanimously to recommend approval of the waiver. If there were any additional subdivision of the property, this would be revisited. The applicant asked to be placed on the supervisor's May 19<sup>th</sup> agend.

Barrett Subdivision (lot line change) Mr. Fritsch stated there are three landowners, Barrett, Ralph and Bruhin – all family members. They are changing the lot lines and reducing the size of Mrs. Bruhin's lot. The Barretts are absorbing most of the Bruhin property. Mr. Houtman's review letter of 4/28 was noted. Concern was expressed with regard to sewage capacity for the resulting 2 acre Bruhin lot and if there is also a sewage replacement area noted. Mr. Fritsch stated they are doing the testing on 5/3 and get the results to Mr. Houtman. If they run into a problem, they might have to redraw the lot lines. The family attorney, Peter Temple, will work with our attorney for the legal wording for exchanging land among family members. There are also some waiver requests because no construction is being proposed – only changing lot lines. Mr. Houtman had no objection to the waivers. Members voted unanimously to recommend approval of the plan and waivers with the condition that the Bruhin

lot has a approved/working septic system along with a replacement area noted on the plan.

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

Respectfully submitted:

Kathleen Howley  
Recording Secretary