

## Planning Commission Minutes - February 24, 2009

Present: Barbara Kurowski, Michael Washko, Bob Crandell, Aaron McIntyre, Jim Ware, Lynn Luft

The meeting was called to order by Bob Crandell. The minutes were corrected and approved.

A request for a minor subdivision was presented by Register Associates for Frederick Lefevre. The property consists of 4.056 acres located on Parkersville Road in Pennsbury and Pocopson Townships. Mr. Frederick wants to divide the property into two lots of equal acreage, which will use the same driveway entrance. There is currently a residence on one parcel, located in Pennsbury Township. The driveway will be in Pocopson, The zoning is different in the two townships, but both are residential. Pocopson zoning requires two acres on this property, whereas the Pennsbury zoning in this area is one acre. Matt Houtman, Township Engineer, will review the plans and submit a recommendation to the Planning Commission.

Sheila Fleming, from the Brandywine Conservancy, spoke to the Commission about getting Pennsbury Township to participate in a program the Conservancy is developing that will work on connecting trails along the Brandywine from Route 1 to Route 926 (Street Road), a 2.5 mile section. The Conservancy hopes to involve Birmingham Township as well. The Chester County Planning Commission is supporting the Conservancy's grant application to DCNR (Dept. Of Conservation and Natural Resources). An application for grant money has also been sent to the George and Miriam Martin Foundation. Cooperation and assistance would be needed from the Township to conduct outreach and help with trail planning. The Township would be asked to contribute \$1400 toward the project. Ms. Fleming asked for suggestions for the letters of application from the Township, if it wants to participate. The deadline is April 22, 2009, for filing the applications. Mr. Crandell thanked Ms. Fleming for her presentation and said the information would be given to the Board of Supervisors and the Open Space Committee.

The Pennsbury Village final plan presentation began with Matt Houtman, Pennsbury Township Engineering Consultant, who went through a list of items that had been addressed by him in discussions with Steve Woodward, engineer for Pennsbury Village Associates. Mr. Woodward then answered questions from the commission concerning various parts of the final plan.

Pennsbury Village final plan involves development of two parcels of land, on the east and west of the municipal building property along Route 1. The design includes the proposed relocation of the township maintenance buildings and a connecting road through township property. There are 97 residential units proposed, along with a bank and limited retail space.

Concerns were stated by the Planning Commission members relating to many different aspects of the final plan. Some members of the Commission were concerned that use of the front lawn of the municipal building would preclude development of that space by the township for any future community building or other public purpose. The need for township approval of the sewage treatment and disposal method was emphasized.

Mr. Crandell asked that PVA prepare a matrix which would include all the areas of concern that Mr. Houtman and Ms. Walters have asked to be addressed.

Mr. Woodward declined the request, saying the township should do this. Mr. Crandell also asked if PVA had obtained a storm water NPDES permit, which is required by the conditions of the Board of Supervisors' in its preliminary approval of December 3, 2007 for final approval. Mr. Woodward replied that no third party permits were required for final approval, according to case law.

Mr. Woodward said that PVA has requested a thirty day extension for its application. This will expire April 30, 2009.

During the public comment period, Jim Sears presented a plan for remodeling the existing maintenance buildings, leaving them in the present location, and adding one more building. He did not believe the sum of money for relocation and reconstruction of the buildings agreed to by the previous Board of Supervisors and the Pennsbury Village developers would be adequate for the project. There was disagreement in the audience on this subject. Mr. Crandell said the Supervisors would have to make a judgment on this matter.

After Mr. Sears' presentation, the meeting was adjourned.

Respectfully submitted,  
Lynn Luft