

**PENNSBURY PLANNING COMMISSION MINUTES
MARCH 24, 2009**

The meeting was called to order at 7 p.m. by Chairman Bob Crandell. Present: Bob Crandell, Barbara Kurowski, Mike Washko, Lynn Luft and Kathy Howley. Minutes were approved as amended.

Windmill Hollow Preliminary Review – Matt Houtman was present to go over his review letter dated March 23, 2009. Andrew Defonzo, engineer and Marina Hollingshead were present representing owner Richard Sanford. Their extension for review by the township was extended to May 12th. The following was noted:

1. Entrance – after much discussion and on site visits by members, Mr. Sanford will keep the entrance as originally proposed on the plan.
2. The Brandywine Conservancy has requested making lot 11 and the existing tenant house be held in common ownership with lot 1 (main house). No further building will be on lot 11 except for minor structures like a shed. This note will be added to the plan.
3. Sewage modules were received last week and Ms. Howley has requested their engineer to forward copies to the County Planning and Health Departments for their review.
4. Easement notes will be included on the plan. Mrs. Hollingshead stated she would be happy to meet individually with anyone to help explain the complex nature of the easement as it pertains to the subdivision.
5. Lots 6 & 7 – a future access right of way is noted on the plan for other lands owned by Mr. Sanford bordering Baltimore Pike
6. Postal numbers and street names should be included on the final plans. This will also pertain to the private driveway that 2 lots will have access to.
7. Storm water review – Mr. Houtman is still doing this and should be ready by the next PC meeting.
8. Wetlands have been updated on the plan
9. Lot 9 house placement – this does conform to Conservancy requirements. Mrs. Luft also had a question about septic systems located in eased lands. Mrs. Hollingshead did comment that they try not to do this but there is no restriction against this on their easement.
10. Members agreed that the landscaping plan would not have to go to Anne Walters but deferred to Michael Lane for his opinion.

There was some discussion on recommending approval with conditions and Mr. Houtman did not have a problem with this but deferred to the board. Members agreed to wait for the approval letter from the Conservancy and also Mr. Houtman's comments on the storm water plan which should be available for their April 14th meeting. This will be on the agenda then for approval.

Mr. Crandell stated there would be a zoning hearing board meeting on April 2nd for an application filed by Taylor Garage for an addition and also the township requesting a special exception for the Knoll curb project.

Members were given a letter from the County Planning Commission asking the township to update their portion of the County Transportation Improvement Inventory. Members were asked to review it and send comments to Ms. Howley. The Twin Bridges project is one that should get done sooner than later. There was also some discussion on how the township can work together with the region to put pressure on PennDot to reduce the speed limit on Route 1 down to 45 MPH. A note will be sent to our Traffic Safety Committee to get their input.

With no further business the meeting adjourned at 8:45 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary