

**PENNSBURY PLANNING COMMISSION MINUTES
APRIL 14, 2009**

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

Chadds Ford Knoll Curb Project – Township Engineer Matt Houtman was present to review with members the proposed project. The township requested a special exception from the zoning hearing board to work in the flood plain along Constitution Drive in the Knoll. The members of the zoning hearing board asked for any comments from the members of the Planning Commission. Mr. Houtman stated that a gate for the culvert was discussed at the hearing but that decision to have one will be left up to the supervisors. Members had no further comments on the project except to reiterate that no gate should be put on the culvert pipe.

The zoning hearing board will hold a meeting on 5/5 to review an application for a variance for a sign at the Chadds Ford Elementary School. Members discussed the application and will defer to the zoning hearing board with no further comment.

Windmill Hollow Preliminary Plans – Marina Hollingshead and Mr. Williams representing D.L. Howell engineering were present seeking preliminary plan approval. A letter from the Brandywine Conservancy and a letter from Mr. Houtman dated 4/6/09 addressing storm water issues were reviewed. Ms. Hollingshead stated the Conservancy has generally approved the plan with respect to the easement. Two issues will need more discussion: 1) 50 ft right of way to the 44 uneased acres 2) lot 11b – discussion on adding the 3 acres also to the lands owned by lot 1. Mr. Houtman stated that he had no problem with recommending approval at this time with conditions. Mr. McIntyre moved to recommend approval of the preliminary plans conditioned upon compliance with Mr. Houtman's letters of 3/23 and 4/9 and also resolution of the 50 ft right of way issue with the Conservancy. Mr. Ware seconded the motion, motion carried. Mrs. Luft asked that the neighbors be notified of this proposed development. Ms. Hollingshead stated two neighbors do know and she will ask Mr. Sanford about notifying the Coles across the road.

Zoning Update with Chester County – Jeannine Speirs and Susan Elks were present to continue the update review. The Historic Resource Protection Overlay was reviewed and changes noted. Review of definitions was started and will be finished at the May meeting. Sections of the definitions will also be reviewed by our solicitor and code enforcement officer for comment. The County will take the

summer months to put the 2nd draft together and submit to the township for review by September. The members should review the 2nd draft with the supervisors. Mrs. Speirs commented that discussion on the 2nd draft will be for policy issues only. A public hearing will then be advertised. Afterwards the ordinance can be advertised for adoption.

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

Respectfully submitted:

Kathleen Howley
Recording Secretary