

**PENNSBURY PLANNING COMMISSION MINUTES
JUNE 23, 2009**

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

Crosslands 2 lot Subdivision – Phil DeBaun of Crosslands and their engineer from D.L. Howell were present to go over the final plans. Crosslands is subdividing off 2+ acres and the historic structure/dwelling. They intend to offer it for sale. The structure has been vacant for some time and its access is on Parkersville Road. There is no new construction intended. The existing septic system will have to be tested when it is sold. Mr. Houtman issued a letter of review dated June 19th and went over all outstanding issues. The County Planning Commission's letter was also reviewed and noted. After some discussion members moved to recommend approval of the final 2 lot subdivision subject to all items in Mr. Houtman's review letter being satisfied as well as the County letter. Motion carried.

Tony Dambro (Parker Preserve) lot 2 & 3 subdivision – Jim Fritsch from Regester was present to go over the revised final plans which address all of Mr. Houtman's issues in his letter dated June 19, 2009. Mr. Fritsch gave a background on why this plan is being done. Mr. Dambro agreed to supply public water (Aqua PA) from his development (Parker Preserve) to the adjoining property owner, Tony Sciscione. Mr. Sciscione's property lies in the Chester Water Authority service area and in order for Aqua PA to supply the water to his lot, a 2 foot area to run the pipe along the side lot lines of lot 2 & 3 must be provided and owned fee simple by Mr. Sciscione. A non-building waiver to DEP was signed by our Planning Commission and Township secretary. After some discussion members moved to recommend approval of the plan with the condition that all items in Mr. Houtman's letter have been satisfied. Motion carried. Mr. Fritsch asked to be on the supervisor's agenda for 7/15 for final approval.

It was noted that **Windmill Hollow final plans** have been received by the township and Mr. Houtman will issue a review letter. The planning modules form 4A was reviewed and signed off for this plan. The County Health and Planning Commission have also signed off on this module. Mr. Neilson has requested his property of 41.5 acres being included in our Ag Security District. This will be advertised and there was no further comment. It was also noted that the historic survey draft has been completed and a public hearing will be conducted in early September. The township has also requested an extension to the vision partnership grant for the zoning update to Jan. 31, 2010. The paperwork is being completed. With no further business the meeting adjourned at 8:20 p.m. Respectfully submitted: Kathleen Howley, Recording Secretary