

Pennsbury Planning Commission Minutes December 14, 2010

Chairman Bob Crandell called the meeting to order at 7 p.m. Present: Bob Crandell, Lynn Luft, Michael Lane, Mike Washko, Barbara Kurowski, Jim Ware and Kathy Howley. The minutes of 10/26/10 were approved as submitted.

Penns Village Prel/Final Plans

Joe Viscoso and Steve Lewis from Stantec Consulting made a presentation using the internet to show the proposed development in 3D. Joe also orientated everyone to the present plan and stated nothing had changed on it since the conditional use hearing of May, 2009. Plans have been submitted to Matt Houtman for review which will be available in January, 2011.

- Michael Lane questioned why there was no sidewalk in back of the largest building since residents who would live on the second floor would have to walk out into traffic. There is no pedestrian movement shown on the plan and the development is a combination of business and residential..
- Landscaping – there are no shrubs along Route 1 which would help screen the parking lot from the road. Mr. Lane asked that the landscaping plan be revisited for types and placement of trees.
- Mr. Becker stated the front of the building facing Rt. 1 will be commercial and the back buildings facing the green areas would be residential.
- His development requires 15,000 gal sewage capacity and the present concept plan for other surrounding developments would require 60,000 gal.

Members thanked them for their presentation and they will wait for Mr. Houtman's review letter to further comment.

Crosslands Sketch

Phil DeBaun, Dave Jones, Kathi Emack from Crosslands and Tim Cassidy from Bernardon/Holloway were present to discuss a sketch plan for renovation and a small addition to their skilled care and wellness center. Mr. DeBaun gave an overview of the retirement community which has recently been named #1 in the state of PA. This renovation is meant to make the units more residential like rather than institutional. The parking lot will have minimal changes and it was noted there is a conservation easement placed on their open space surrounding the community. They will also be asking for a waiver in order to submit a preliminary/final plan combined. They hope to submit in the Spring, 2011 and this will be a two year project. The members thanked them for their presentation.

Members asked about off site real estate signs along Rt. 1. This will be referred to Rusty Drumheller

The next meeting will be Tuesday, January 11, 2011 which will be the reorganizational meeting. With no further business the meeting adjourned at 8:20 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary