

**PENNSBURY PLANNING COMMISSION MINUTES  
JANUARY 25, 2011**

Chairman Bob Crandell called the meeting to order at 7 p.m. Present: Bob Crandell, Lynn Luft, Chip Horne, Jim Ware, Margo Leach, Troy Brady and Kathy Howley. The minutes were approved as submitted. Mr. Crandell welcomed Troy Brady to the commission as a new member.

**Sheila Fleming from the Brandywine Conservancy** gave an update on the work she has been doing in the past year for the Martin Foundation grant and trail planning along the Brandywine Creek in Pennsbury and Birmingham Townships. Response from landowners has been mixed. Concerns involve owner privacy, livestock safety, garbage and overall safety and security. She reported that the Conservancy has received an additional \$20,000 grant from the foundation for additional work for the next 12 months which will be split between Pennsbury & Birmingham Townships. She will keep us apprised on this work.

**Bob Daliessio** was present to discuss the possibility of building a smaller home for himself on his lot in Ridgefield which is located off of Old Baltimore Pike. Our ordinances require one single family dwelling on a lot so he would have to subdivide his lot. There is a letter issued by David Patten in 2001 which addressed this issue. Mr. Patten found no restriction to subdivide, however, the land constraints may prove would appear to be prohibitive for this to be done. Mr. Daliessio was given a copy of the letter. Bob Crandell asked that a copy of Mr. Patten's letter be made available for Mr. Daliessio. In addition, Lynn Luft suggested that Mr. Daliessio obtain a copy of the R-4 subdivision rules.

**LeFerve 2 lot Subdivision** – Jim Fritsch from Regester Assoc. and Ed Foley, attorney for the applicant were present along with Mr. LeFerve. Mr. Foley stated a variance may be applied for in Pocopson Township. Mr. Leferve has a 4.047 acre lot which lies in both Pennsbury and Pocopson Townships off of Parkersville Road. The subdivision must satisfy both township ordinances. Members were given a copy of the Pocopson Township engineer review letter as well as Mr. Houtman's letter. He is subdividing for estate planning and does not intend to build on it. Mr. Fritsch went over Mr. Houtman's letter and the following was noted:

- They are requesting waivers on several subdivision ordinance sections since there will be no building. Mr. Houtman advised this not be granted. He further stated that it was essential that an accurate topo layout and a conceptual layout of the house and shared driveway be placed on the plan. He will work with Mr. Fritsch to get this done with minimal cost to the applicant.
- There are heavy trees on the lot and it is important to show this in case driveway placement needs to be moved or note trees that have to come down.

- The house will be placed in Pennsbury Township and a portion of the lot will be in Pocopson Township.
- Front yard setback is 50 ft – there was some discussion on whether or not Parkersville Road is a collector street. It was agreed that the adjacent lot owner will be asked to move back a wood chip pile in order to improve the site distance when exiting onto Parkersville Road.
- Mr. Fritsch will check with Rick Johnson who submitted plans to DEP for sewage review under the title of a lot line change which this is not, and report back to the township.
- Chester Co. Plan. Com. comments have not been received.
- Mr. Fritsch will work with Matt on revising the plans.

**Penns Village Prel/Final Review** – Mr. Becker was present along with his engineer, Joe Viscuso from Stantec. Mr. Houtman submitted to members a copy of his latest review letter dated 1/25/11. Mr. Viscuso went over the letter with members. Most issues have been resolved. The following is noted:

- Plan now reflects 18 month guarantee on plants
- Add note on the plan indicating installation of connector road with the development to the west (Ciccarone) if this opportunity presents itself in the future.
- Members will need to see architectural and lighting plans before plans are recorded.
- Sidewalks and pedestrian flow from frontage on Rt 1 to the building in the middle was discussed. Pavement markings to direct foot traffic is preferred.
- Margo Leach offered an alternate design for Building D – move building closer to Rt. 1 and put more of the parking to the back. Mr. Becker stated he was not interested in redesigning at this time.
- Anne Walters was present and commented on her review letter. Lack of perimeter planting is a concern. Mr. Viscuso stated their revised plans have covered most of Ms. Walters concerns.
- The absorption area really limits the amount of landscaping that should go on the plan.
- Ms. Walters stated she will work further with the applicant's landscape architect and submit another review letter for the next PC meeting on 2/8.
- Mr. Becker stated he will eventually landscape the "green absorption area" according to DEP regulations.
- Ms. Walters will address the buffer area along Baltimore Pike in her next review. Members agreed they would prefer a berm and more shrubs/trees rather than large mulch beds.
- Mr. Houtman stated most issues have been resolved but will also issue another review letter for the 2/8 meeting.

Members requested to see revised plans and review letter by 2/4 in preparation for the 2/8 meeting. They are favorably inclined to give Mr. Becker a

recommendation for conditional approval at the 2/8 meeting. With no further business the meeting adjourned at 10 p.m.

Respectfully submitted, Kathleen Howley, Recording Secretary