

**PENNSBURY PLANNING COMMISSION MINUTES
MARCH 7, 2011**

Chairman Bob Crandell called the meeting to order at 7 p.m. Present: Bob Crandell, Chip Horne, Lynn Luft, Jim Ware, Troy Brady, Margo Leach and Kathy Howley. The minutes of February 8, 2011 were approved as submitted.

Penns Village Preliminary/Final Review

Matt Houtman and Anne Walters submitted second review letters. Joe Viscuso and Jack Becker, applicant, were also present. Mr. Houtman's letter dated 3/7/11 was reviewed with the following comments:

- There are 4 items to coordinate with applicant's engineer on storm water
- Lighting cut – prefer a catalog cut placed on the plans
- Architecture will be reviewed by PC before the plans are recorded. This is in the conditional use decision of 2009. Furthermore, architectural plans will be reviewed in more detail with township designee at the building permit stage.
- Wall details – prefer tie back wall but this detail can be included in the architectural review before plans are recorded.
- Suggest east side of property by bank have a stamp concrete to mark a walkway.
- Waiver requested for HDPE storm water pipe – OK

Anne Walters went over her review letter of 2/23/11.

- Commented on the parking in front of building C with regards to number of spaces and trees in islands. Noted the depth of soils for storm water management will determine types of species of plantings. Mrs. Walters will discuss further with their landscape architect.
- Plant material around buildings – will discuss further with their landscape architect and possible additions. There is concern about enough space for all trees/shrubs requested.
- More buffer material can be added to the east alongside the Roberts Gas station.
- Tree protection – will discuss further with their landscape architect
- Berm along Baltimore Pike - - some members would like to see it higher for better screening of the parking lots. Joe Viscuso will supply some cross sections. Vegetation beds are a concern from a maintenance standpoint. Less ground cover and more shrubs/trees are better.
- Waiver request for perimeter landscaping around buildings is a big concern. Ordinance requirements are reasonable. However, this plan is different because of the restricted sewage area. The plants that should be planted could be used somewhere else on the property. Mr. Becker

stated he does intend to landscape the sewage area as allowed by DEP requirements. The members would also like the color rendering.

- Drip line – will talk to their landscape architect. Also want to see protection for existing trees around the cell tower.

It was moved and passed unanimously that conditional preliminary/final approval is recommended to the Board of Supervisors. The conditions will be formulated by Anne Walters and Matt Houtman and forwarded to members for review by the end of this week. This will be put on the agenda for the next meeting on Tuesday, March 15th and then sent to the supervisors.

Mr. Becker showed members an architectural rendering of the bank building and building C.

With no further business the meeting adjourned at 9:30 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary