

**PENNSBURY PLANNING COMMISSION MINUTES
MARCH 15, 2011**

Chairman Bob Crandell called the meeting to order at 7:00 p.m. Present: Bob Crandell, Lynn Luft, Jim Ware, Troy Brady, Margo Leach and Kathy Howley. The minutes of 3/7/11 were approved as amended.

Penns Village Preliminary/Final

Mr. Crandell stated members will review suggested conditions for approval submitted by Anne Walters and Matt Houtman. After this is completed, Mrs. Walters and Mr. Houtman will revise this list which will be attached to a letter that will be submitted to the supervisors recommending conditional approval. Mr. Houtman reviewed his list of suggestions and the following was noted:

- Architectural plans – the CU language regarding this will be adhered to. Ms. Leach suggested 3D plans and critical elevations are included. Mr. Houtman will add this.
- Fire hydrants – fire company suggested 6 hydrants. The number of hydrants may be reduced.
- The PennDot permit number for the traffic light should be included on the plan.
- The plan should reflect a consolidation of the two deeds.
- Add walkway around Building and walkway should be pavers. Easement should be recorded with covenant. Mr. Houtman will check with Mr. Oeste.
- There should be additional plants in the sewage area as allowed by DEP
- Township shall be copied on any archeological studies as required by PHMC
- Questioned the demolition of an underground springhouse as noted on the plan. This should be clarified.

Anne Walters reviewed her March 9th memo with members:

- Landscape maintenance should be kept low. There should be year round interest in plant variety and use native plants.
- Size of trees/plantings in buffer strip along western property line should be looked at again.
- Buildings B,C,D – less ground cover and more shrubs. More quality plants added. Visual impact needs to be increased.
- Include a plan showing existing vegetation – important.
- Include as a condition – applicant will submit a revised landscape plan addressing all issues from the 2/23 and 3/9 letters within 28 days of PC recommendation of approval. Members will review this revised plan.
- Recommend no waiver for 11 c & d (March 9th memo)

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Margo Leach submitted a revised parking plan along Route 1 which members agreed is an improvement to the submitted plan. This will be included in the suggested conditions to the supervisors.

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

Respectfully submitted:

Kathleen Howley
Recording Secretary