

**PENNSBURY PLANNING COMMISSION MINUTES
MARCH 27, 2012**

Chairman Bob Crandell called the meeting to order at 7 p.m. Present: Bob Crandell, Lynn Luft, Troy Brady, Dennis Smith, Chip Horne, Margo Leach, Jim Ware and Kathy Howley. The minutes of 2/28 were approved as submitted. Township Engineer Matt Houtman was also present

WINDMILL HOLLOW SUBD.

Marina Hollingshead was present representing the owner, Mr. Sanford. Members commented on their on site visit which took place a couple of weeks ago to view the proposed roads going into the development. The following was noted:

- There was consensus that the width of the road could be kept at 10 feet where there were trees to avoid taking them down and 16 ft where there were no trees
- There was discussion on whether or not the construction of the infrastructure would be phased as lots are sold. Mr. Houtman stated this could be worked out and also the holding of escrow as development occurs. Mrs. Hollingshead stated it is Mr. Sanford's desire that it be phased. She stated there is a connector road in place now which can easily be upgraded. This could serve as the loop road for emergency access if the other proposed road is not developed.
- Presently, Mr. Sanford has his house plus 61 acres for sale and has two other lots along the Brandywine that could be sold.
- The Longwood Fire Department reviewed the plans and submitted their comments.
- The roads into the development shall be referred to as "roads" and not driveway and waivers for width for private roads will be requested.
- The 40 acres along Baltimore Pike is not a part of this subdivision although an access easement from one of the cul de sac has been provided for future use of that property.

Members agreed that Mr. Sanford can move forward with changes discussed and legal documents updated to reflect these changes. The phasing of the infrastructure shall be worked out with Matt and noted on the final plans. Mrs. Hollingshead stated they will work with Matt and changes and submit a revised final plan sometime in May.

"Fee in Lieu of Open Space" Ordinance – the 2002 ordinance stated that the fee would be applied to all residential subdivision and/or land developments. Members agreed that this was somewhat onerous to small subdivisions and recommend amending the ordinance to reflect all "major" subdivision only adhere to this regulation. Basing it on lot size can get too confusing. The township solicitor should review and recommend a change.

Official Township Map – Dennis Smith has been doing research on this subject and found that East Bradford, Birmingham and Kennett Townships have official maps. He handed out information to all members which explain what an official map is and how it can be used. Members are to review the information and comment at the April 10th planning commission meeting. With no further business the meeting adjourned at 8:35 p.m.

Respectfully submitted: Kathleen Howley, Recording Secretary