

PENNSBURY PLANNING COMMISSION MINUTES
NOVEMBER 25, 2008

Chairman Mike Washko called the meeting to order at 7:00 PM. Present: Michael Lane, Steve Bucci, Aaron McIntyre, Lynn Luft, Barbara Kurowski. The minutes from the last meeting were approved.

Mark and Diane Mateson – Subdivision - The Mateson's have submitted a subdivision plan and are relocating an interior lot line to encompass two accessory structures. The shift in the lot conveys about .21 acres of a 2.42 acre lot to the adjoining 2.05 acre lot (Lot 4). Matt Houtman reviewed the plan and requested that the front yard setback line be changed to reflect the required 200' setback limit on Lot 5. The plan was approved with requested change.

Dewson Property - Reverse Subdivision – There are two adjacent lots on Fairville Road that Mr. Dewson would like consolidate into one large lot. He would like to eliminate the lot line between the lots. The plan was reviewed by Matt Houtman and there were no requested changes. The plan was approved.

Crossland's Property - Two Lot Sketch Plan – Phil DeBaun, Executive Director of Croslands, presented a sketch plan showing a subdivision of an in-parcel. A few years ago, Croslands bought the Parkerville School on 8 acres. They would like to subdivide the parcel to 2.9 acres and try to sell the lot with the school. The remaining 5.1 acres would be incorporated into the adjacent 41 acres they own. The lot had a failed cesspool and has not been perk tested. The lot has its own well for water. The PC recommended that a perc test be done and preliminary subdivision plans be submitted to the Township for formal review.

Neiblum/Rosenberg-Sumser – Lot Line Revision – The minor subdivision plan consists of revising a lot line between two adjacent lots on Mill Pond Lane. The proposed lot line change would eliminate the need for an existing driveway easement that crosses the Sumser Property for the benefit of the Neiblum/Rosenberg Property. Equal amounts of land would be swapped for the lot line revision. There were 6 waiver requests. The plan was reviewed by Matt Houtman and there was one requested change. He would like the topographic and soils information added to the plan so the appropriateness of the lot line revision could be better understood. Matt was also going to contact the applicant to discuss simplifying the angles of the revised lot line. There were no representatives to present the plan. The PC recommended tabling the discussion until a representative was able to present the lot line changes at a PC meeting.

Springdale Farm – Final Subdivision Plan – The revised final subdivision plans were presented. Matt Houtman reviewed the plans and went over the issues and revisions in his letter dated 11/24/08.

Lot 5 Conservation Easement – The Conservation Easement (CE) was being counted for the bulk and area requirements. The Township solicitor reviewed the language in the CE and determined that the portion of Lot 5 that is part of the CE could be used for the area and bulk calculations for the lot. The sewage disposal area could not be in the CE and it was moved to an area outside of the CE that perc.

Lot 4 – The lot line was moved out of the CE area.

Lot 1 – Runoff from this lots driveway and along the east side of Hickory Hill Road will be picked up by new catch basins and conveyed to the existing storm water basin on the Springdale Farm Property. This improves drainage along Hickory Hill Road and reduces runoff onto the Faville Property on the west side of the road.

Lots 1 & 2 – A note needs to be added to the plan stating that if the proposed dwellings on these lots are in the viewshed of the farmstead, trees are to be installed at appropriate locations to screen the view shed.

Lot 3 – It was requested that the driveway for this lot be moved 70’ south so that the sight line does not pass over the property of the adjacent land owner.

Matt was satisfied that the existing storm water basin could handle the new volume of water being added to it by this subdivision plan.

Public Comment concerning this subdivision plan – Joe Carbonell raised the issue of Lot 5 being in the area of the Cockeysville Marble, an aquifer recharge feature. He was concerned about its impact to the recharge area. It was noted that development was allowed in the area by our ordinances and that Matt’s review letter requested that notes be added to the plans requiring that any construction on Lots 3, 4 and 5 shall be in conformance with the Standards and Procedures of the Ground Water Protection District Regulations. Alma Forsyth raised the issue that one of the Supervisors approached the Mendenhalls about the possibility of purchasing Lot 5. Steve Eichinger, representing the Mendenhall family, was at the meeting and confirmed the proposal.

A motion was made to approve the plan with the conditions that Lots 4 and 5’s storm water management areas and basins be out of the CE area and within the lot lines and with Matt Houtman’s approval of the applicant’s engineers revisions and additions of notes to the plan. The plan was approved.

New Business - The Joint Meeting with the Supervisors is to be held on a Saturday in January. As well as goals and objectives to review, on the agenda is a discussion concerning LEED and a potential speaker to present the issue to the Township.

Next Meeting – review the ordinances with the County on December 9th.

With no further business, the meeting adjourned at 8:30 PM.

Respectfully submitted,

Michael E. Lane
Planning Commission Secretary