

**PENNSBURY PLANNING COMMISSION MINUTES
MAY 22, 2012**

Chairman Bob Crandell called the meeting to order at 1 p.m. Present: Bob Crandell, Jim Ware, Troy Brady, Chip Horne, Dennis Smith, Margo Leach, Lynn Luft and Kathy Howley. The minutes of 5/9/12 were approved as submitted.

Ag Security District addition – Mr. & Mrs. Kasowski on Brintons Bridge Road has requested their 122.3 acre farm be included in the district. Members were given a map of that property to show its location. Members had no further comments and this request is being sent to the County Planning Commission for their comments.

Windmill Hollow Subdivision – final plan review – Marina Hollingshead was present representing property owner, Richard Sanford. The revised plans were reviewed by Mr. Houtman who was present and his letter of May 21 was reviewed. Mrs. Hollingshead gave an update on the most recent revisions since last March and she proceeded to go over Mr. Houtman's letter. The following was noted:

- Curbs will not be used in the development – swales preferred. A waiver has been requested for this and is noted on the plan. Ms. Leach asked that an additional note be added that no curbs be used at all, even in the future if additional planning is done.
- All roads will be private and not called "driveways". No more than 6 lots to access one private road. A waiver is requested for private roads and Mr. Houtman has no problem with this.
- There will be a covenant between the Jenks parcel and Windmill Hollow as to when the road improvements are done at the entrance onto Brintons Bridge Road.
- Belgium block at present entrance to the Sanford house – members request that this stay in place and not removed.
- Pull offs are now not required by the township. Applicant can remove it from the plans but retain a note stating this can be done in the future if needed.
- Bond waive requested because of phasing of the project. It will be tied to building permits.
- Add an access note – the Baltimore Pike 3 lots (not a part of this plan) shall have access onto one of the private roads exiting onto Brintons Bridge Road if the emergency lane is not constructed.

Mrs. Hollingshead stated that all of Mr. Houtman's comments will be addressed and the plans changed accordingly. They will proceed to work on the HOA and other legal documents and have the township solicitor work with their attorney on the review. Once this is complete, the HOA document will be sent to members for their review. There were no further comments on the plans. Members moved and unanimously passed a motion to recommended conditional approval of the final plans with the condition that all of Mr. Houtman's comments are satisfactorily addressed and the HOA document are reviewed by them before final approval by the supervisors.

Official Map – Dennis Smith handed out an outline of the benefits and concerns for the township to do an official map. He also stated he had researched the cost which ranges from \$6000 to \$10,000. The majority of members agreed there were other tasks at hand for the township to focus on i.e. updating the SALDO and agreed to table the discussion of an official map for now. Some members added the importance of preservation of environmental resources and stated the township could strengthen ordinance language to support this.

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Mr. Crandell suggested members consider recommending changing the swimming pool ordinance to reflect a 50 ft set back in the R1 & R2 zones for enclosed pools.

The next meeting with the supervisors to review goals and objectives will be Monday, June 4th at 7 p.m. in the township building. With no further business the meeting adjourned at 3:30 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary