

**PENNSBURY PLANNING COMMISSION MINUTES  
FEBRUARY 25, 2014**

Chairman Dennis Smith called the meeting to order at 7 p.m. Present: Dennis Smith, Chip Horne, Bob Crandell, Jim Ware, Margo Leach, Lynn Luft and Kathy Howley. The minutes of January 14 and February 11, 2014 were approved as submitted.

**Mikkelson Lot Line Change Parker Preserve** – Jim Fritsch from Register Assoc. and attorney Sean O’Neill representing Mr. Mikkelson were present to request a recommendation of approval for the preliminary/final subdivision plan. A review letter from Matt Houtman dated February 21, 2014 was reviewed by members and Mr. Fritsch. Mr. Ware questioned the total gross acreage and asked for an explanation of what is gross acreage versus net and how those numbers were derived. Mr. Fritsch also stated that he had given Mr. Houtman the documents as requested in item 3 of the letter. Members noted that all lot owners in Parker Preserve should approve of the HOA open space being reduced and added onto lot 17. Mr. O’Neill commented that the recommendation of approval could be conditioned upon a legal approval and that the HOA is aware of the reduction of open space. Members expressed a concern about reducing dedicated open space in this manner and it was noted that a note has been placed on the plan stating this is a “one time only” situation. With no further discussion Ms. Leach moved to recommend approval of the plan but there was no second. Motion failed. Ms. Leach moved to support the approval of the plan conditioned upon a 100% approval of all lot owners. Mr. Crandell seconded the motion. All were in favor and motion carried. Mr. Fritsch requested the plan be put on the supervisor’s agenda for February 26<sup>th</sup>.

**PC Annual Report to the Supervisors** – A second draft was sent to all members for review. There was no further comment. It was moved to accept the report as submitted. All members were in favor and motion carried. The report will be sent to the supervisors.

With no further business the meeting adjourned at 8:05 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary