

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

Chairman Dennis Smith called the meeting to order at 7 p.m. Present: Dennis Smith, Bob Crandell, Chip Horne, Jim Ware, Lynn Luft, Margo Leach and Kathleen Howley. The minutes of the February 25, 2014 meeting were approved as amended.

SALDO Review with consultant, John Snook, township engineer Matt Houtman. Jeannine Speirs from the Chester County Planning Commission was also present as monitor of the VPP grant which funds 60% of the consultant cost. Ms. Speirs will periodically attend the review meetings and on an “as need” basis. She explained to members the County contract with the township and procedures for reimbursement from the county to the township. Invoices are to be approved by the County before payment. 10% of the final bill will be withheld until all approvals are obtained. Matt Houtman is a consultant for the Brandywine Conservancy on this project and his time will be included on their bills.

John Snook reviewed the scope of work with members. The contract with the County is for two years, until December 2015, although the project should be complete within 18 months. Mr. Snook explained what articles would be covered first and when members would receive their draft for review before the monthly meeting. It was agreed that the SALDO review would be on the 4th Tuesday of the month at 7 p.m. It would be helpful if a supervisor attend these meetings. Supervisor Scottoline was present at this meeting.

Kathy Howley, Matt Houtman and John Snook reviewed Article 3 covering procedures for subdivision and land development. A copy of this section was given to all members for their review. Major versus minor subdivision submission procedures were discussed and Mr. Snook pointed out what sections of this article were new. He also noted that in this ordinance, supervisors have the authority to waive certain submission requirements. The next meeting for SALDO review will be April 22nd and will begin reviewing Section 301 on page 41.

Margo Leach stated that she and other PC members noticed after fact that the amendment included language that clarified existing ambiguous ordinance language to mean “the sum of “ rather than “each” (which is the other way it could have been read). Since this is an issue affecting every lot in the township, she suggested that the PC double check square footage of typical residential accessory buildings to be sure that 600 square feet is adequate and reasonable for the sum total. Because of the late hour, this will be further discussed at the next meeting. With no further business the meeting adjourned at 9:30 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary