

**PENNSBURY PLANNING COMMISSION MINUTES
JULY 22, 2014**

The meeting was called to order at 7 p.m by Vice Chairman Bob Crandell. Present: Bob Crandell, Chip Horne, Margo Leach and Lynn Luft by phone. The minutes of July 9, 2014 were approved as submitted.

CONTINUATION OF SALDO REVIEW with John Snook and Matt Houtman

Members started with the “Green Design” standards noted on page 74 of Article IV. A discussion followed as to the importance of placement of the home according to green standards and the place the lot lines on the plan. Mr. Houtman suggested that this green study not be placed in the SALDO because it may get too costly and complicated for an applicant. He suggests it be worded to bring these standards to the applicant’s attention by educating them on green standards and not make it mandatory. Mr. Snook will rethink this standard and look to see if it is a better fit in the “4 step design”.

It was noted that as built will be included in the SALDO in the appropriate section as well as the ZO. Margo Leach stated “footprint” be defined and included in the definitions. On page 75 the word “area” will be changed to “footprint”. Also, in the appropriate section, agreed to add “ perimeter monument will be set before the final plans are approved”.

Section 405 – Mr. Houtman suggested raising the threshold from 25 to 50. Members agreed to stay at 25.

Section 406, Environmental Study – threshold will stay at 10

Section 407, Historic Resource Study – states resources within 250 feet. Lynn Luft suggested that this should coincide with the ZO which states 500 Ft. Mr. Snook will study the ZO and get back to the PC. If the ZO is sufficient, then we might simply reference this in the SALDO.

Section 408, Hydro Study – would not be applied to public water or individual wells. It would apply to a development of 5 lots or more on a common well.

Members stopped on page 84 although the rest of Article IV dealt with the hydro study and Mr. Snook will finish that up. Matt Houtman will start his review of Article V. It appears that the August 26th meeting will be taken up with the Fairville Village Land Development review. Matt will be issuing a review letter before that date. Depending on how much review of Article V Matt can do, we may not have a SALDO review in August. We will revisit scheduling in August.

Lynn Luft asked about how the township should prioritize such things as Act 537 and ERSAP when it comes to the SALDO planning process and what about individuals who want to drill wells. Mr. Snook will review that.

With no further business the meeting adjourned at 9:30 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary