

PENNSBURY PLANNING COMMISSION MINUTES
SEPTEMBER 23, 2014

Chairman Dennis Smith called the meeting to order at 7 p.m. Present: Dennis Smith, Chip Horne, Bob Crandell, Jim Ware, Lynn Luft and Kathleen Howley. The minutes of the September 9, 2014 meeting were approved as submitted.

Fairville Village Land Development Plan – revised plans were submitted by the applicant on September 15, 2014 and Anne Walters and Matt Houtman received a copy for their second review. The following was noted:

Landscape Plan Review #2 – Anne Walters was present to go over her review letter dated 9/18/14. Ms. Walters stated that the plan does not account for all plantings as required by our ordinance. However, she added that she does not feel that is possible or wise based on the fact that the area being developed is small and has existing plantings on it that need to be taken into consideration. Ms. Walters stated overall the plan addressed her concerns but there were a few items that still needed to be addressed. Mark Russo, landscape architect for the applicant, Mr. Qualls, was present to address Ms. Walters letter.

1. 100% visual screening needs to be attained and Ms. Walters stated the plan is not quite there yet but a compromise is possible and encouraged this. She needs to see additions laid out on the plan to see what this would look like.
2. #8 under SALDO review – a note on tree installation should be included. Mr. Hatfield, engineer for Mr. Qualls stated this is already included under erosion & sediment control. It was suggested that a cross reference be noted referring back to the Landscape Plan and they will add this.
3. #9 General Comments – Mr. Qualls will consult an arborist regarding the Japanese maple during the whole process to insure its survival.
4. It was noted that our SALDO does address plantings that do not survive and must be replaced in Sec. 138-41.
5. There was discussion on suggested plantings for the south side of the property along Fairville Road. There may not be enough room to plant all that is noted on the plan. There was also a suggestion of replacing the lattice fence with a shadow box fence. A compromise will be worked out with the applicant.

A motion was made by Mr. Horne to recommend approval of the landscape plan with the following conditions:

- The east, south and west perimeters of the property – attention needs to be given to these areas to insure a reasonable outcome to reflect adherence to our ordinance.
- Screening between buildings A&B along Fairville Road
- Address minor housekeeping items i.e. cross-reference notes and arborist consulted on Japanese maple.

Mr. Ware seconded the motion. Vote was taken 3 yes, 2 no – Motion carried.

Members reviewed the September 22, 2014 review letter from Matt Houtman addressing the revised September 15th plans. The following was noted:

1. Page 2 #4 –materials to be used for the parking lot – note added to clarify type of materials with BOS approval. The applicant agreed to a minimum of ¼ to ½ inch layer.
2. Page 10 #4 – architectural plans will be submitted and approved by the township before the building permit is issued. It was noted that ZO Sec. 1621709.C4-6 spells this out and added to the note.
3. Page 4 #10 – Add to note on perc test when the last perc test was done.
4. There are no roof drains and none have been there.
5. Page 8 #11 – the plan comes under the newly adopted storm water management ordinance. The applicant has elected to do their own annual inspections and report to the township. This will be further addressed with the Supervisors and needs their approval.

A motion was made by Mr. Horne to recommend approval of the plan with the condition that all items in Mr. Houtman's 9/22/14 letter be satisfied. Mr. Ware seconded the motion. A discussion followed and vote taken. 4 yes, 1 no. Motion carried.

It was noted by Mr. Smith that there is a zoning hearing board scheduled for Oct. 16, 2014 for Mr. & Mrs. Wilson who are requesting numerous variances in order to develop a property on Raintree Road that they intend to buy. This will be on the next PC agenda (Oct. 14th) for recommendation to the supervisors.

The next PC meeting for a SALDO review will be Thursday, Sept. 25th at 2 p.m. Article V will be reviewed and Matt Houtman will send the draft Sept. 24th to all PC members. With no further business the meeting adjourned at 9:40 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary