

**PENNSBURY PLANNING COMMISSION MEETING  
SEPTEMBER 25, 2014**

Chairman Dennis Smith called the meeting to order at 2 p.m. Present: Dennis Smith, Chip Horne, Lynn Luft, Bob Crandell, and Kathleen Howley. The minutes of the September 23, 2014 meeting were approved as submitted.

**Continuation of SALDO Update** – John Snook, Brandywine Conservancy consultant and township engineer Matt Houtman were present to continue the review of the SALDO update – Article V – Design Standards. Mr. Houtman’s comments were noted and discussed:

1. Sections 500, 501 – no comment
2. Section 502 A&C include and other items deleted.
3. Section 503 – A.8 – township assigned lot numbers and will approve street names. B-lot frontage – delete iii and add drainage wording.
4. C – Flag lots – delete “c” and “g”. access area in “b” will change to access easement. There shall be no further subdivision of any flag lot. Mr. Snook and Mr. Houtman will further review this section.
5. Sec. 504 M – change person to “property owners” and will also review again “H” to clarify.. N – Traffic calming, where requested by the township, shall be implemented.....
6. Sec. 505 – road cartway widths – change per discussion
7. Sec. 506 – Mr. Houtman’s notations accepted.
8. Sec. 507 – Delete “F”
9. Sec. 508 – A – change to 75 degrees. D.a through d – change feet per discussion. “F” – Mr. Houtman’s notations accepted.”H” – Messrs. Snook and Houtman will reword.
10. Sec. 509 – B change to 20 dwellings/lots. E – change to 1500 feet in length. F – accept Mr. Houtman’s comments. H – shall install as directed by the township. Delete “I” J – Needs further discussion with Mr. Snook, Houtman and Road Master Dave Allen.

The rest of Mr. Houtman’s comments through Section 509 and 510 were accepted by members.

The next SALDO review will start on page 108, Article V Design Standards. With no further business the meeting adjourned at 5 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary