

**PENNSBURY PLANNING COMMISSION MINUTES  
OCTOBER 28, 2014**

Dennis Smith, Chairman, called the meeting to order at 7 p.m. Present: Dennis Smith, Bob Crandell, Chip Horne, Lynn Luft, Jim Ware and Kathleen Howley. The minutes of October 23, 2014 were approved as submitted.

**SALDO Review continued – Article V** – Matt Houtman continued the review with members starting with Section 510, page 107:

1. Road Design 1.a.b. – combine these two
2. Cross slope of road needs to be included in this section
3. B.3 – add “frozen ground”
4. Add “crown” in paving
5. Current Saldo, 138.35.e – add back into draft
6. Section 511 – Private Roads – Matt Houtman will discuss with John Snook revisions
7. Section 512 D – coordinate wording with existing SALDO 138.37.C
8. 512.F – driveway should stay outside of buffer area – if any
9. 512.K – need clarification
10. 512.L.2 – more than 1 access point – review again
11. 512.L.4 – change “shall” to “may”
12. 512.L.5 - minimum of 10 feet
13. 512.L.7 – change to 25 feet from edge of cartway
14. 512.M.1 – change to 50 feet
15. Mr. Houtman will discuss with Mr. Snook the placement in the SALDO of access drives with the road section.
16. 5.12.M.4 – rework with Mr. Snook – access drives on a single major collector
17. Section 513 A & B needs to be reviewed again.
18. 513.D – change to 8 inches
19. 513.F – delete
20. 513.G – change to 16 feet – depressed curb with safety island
21. 513.K – change to 10 feet
22. Section 515 – Road Signs B.1 “no concrete”
23. 515.B.4 – change to 6 inch height letters for signs on local roads
24. Section 516 – Sidewalks and Trails – Members agree sidewalks and trails shall not be mandatory and only provided where it “makes sense” to have a trail or sidewalk. For example, a sidewalk should be included in a commercial area as a connection between areas and building sites. It was also suggested perhaps this section can be cited in the body of the SALDO and if trails or sidewalks are desired, reference shall be made to an appendix for design standards. This needs to be reworked with Mr. Snook.
25. 516.D.2 – the meaning needs to be clarified.
26. 516.D.8 – clean crushed stone replaces 2A aggregate
27. 516.E.1 – delete what is in parentheses.
28. Section 517 – Easements – 5.17.D – delete easements along a stream
29. 517.E – Delete “township may accept offer of easement – last sentence.
30. 517.G – needs more discussion with Mr. Snook. It was also noted that drainage easements between property owners – this area needs to be kept open and not have trees, bushes or berms placed there by owners.

31. Section 518 – Water Supply & Fire Protection – Matt Houtman will talk to John Snook about this. Reference to the public utilities that are operating in the township can be cited and no need to get into detail. Likewise, the fire company general standards can be noted.
32. Section 522 – Landscape, Screening and Street Trees – the existing SALDO has a list of trees as an appendix. This list needs to be updated and included in the new SALDO .Can the Brandywine Conservancy provide a current list.

The next Planning Commission meet will be November 11<sup>th</sup> at which time aquifer protection and the recent Longwood Gardens meeting will be discussed. The next SALDO review meeting will be Monday, November 17<sup>th</sup> at 1 p.m. Members will start on page 133, Section 522.

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

Respectfully submitted:

Kathleen Howley  
Recording Secretary