

**PENNSBURY PLANNING COMMISSION MINUTES
APRIL 28, 2015**

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Bob Crandell, Dennis Smith, Damian Demnicki, Margo Leach, Lynn Luft (by phone), Kathleen Howley. The minutes of April 14, 2015 were approved as amended.

Dennis Smith reported that the commission may be getting a request to review draft language for aquifer protection and pipeline construction for our township. John Snook was present and stated East Bradford recently adopted an ordinance regarding pipelines and would send us a copy. Also, there have been two zoning hearing board variance requests from Parker Preserve residents; Brezski and Mortazavi which are scheduled for a May 28th hearing. Each has a one acre lot and would like to install pool/deck. This will be on the PC May 12 agenda. It was also noted that a minor 2 lot subdivision plan has been submitted to the township for review by the Leisering family today. An approximately 50 acre lot is being subdivided in half for estate purposes. No construction is planned. The PC will review this when Mr. Houtman issues his review letter. Mrs. Luft stated the continued review of village residential regulations can wait until the June meeting.

SALDO Review Continued with John Snook and Matt Houtman starting on page 16 Definitions.

1. Groundwater – delete last 3 words.
2. Guarantees Maintenance – delete 18 month and insert section of the SALDO that speaks to this.
3. Historic Resource Inventory – two definitions are shown. Delete the second one. Also delete this from the ZO.
4. Hydric Soils – change title to include “soils with hydric inclusions. Mr. Snook will check the list of hydric soils listed in the definition and note that this list is not inclusive.
5. Impervious coverage – change ZO to match this definition
6. Impoundment – check ZO. If this is not included there, we may delete it here.
7. Invasive Species – create a new list in the appendix and include bamboo. Lynn Luft questioned fragmites and Mr. Snook will check into this. He will also create a new “recommended plant list” for the appendix.
8. Lakes and ponds will be modified to delete size.
9. Land development definitions in ZO will be changed to be consistent with SALDO
10. Lot area or Tract Area A and B will be deleted, leaving the Gross and Net definitions
11. Lot, Interior – Lot, flag will be revised by Messrs. Houtman and Snook

The meeting adjourned at 7 p.m. Discussion will resume at the next SALDO meeting with Lot Line definitions on page 22.

Respectfully submitted:

Kathleen Howley
Recording Secretary