

**PENNSBURY PLANNING COMMISSION MINUTES
MAY 26, 2015**

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Lynn Luft (by phone), Jim Ware, Dennis Smith, Bob Crandell and Kathleen Howley. The minutes of May 12, 2015 were not approved and deferred to the next meeting on June 9, 2015.

LEISERING 2 LOT SUBD – Comments were received from the Chester County Planning Commission and Matt Houtman issued a review letter. George Elser, attorney for the applicant offered an explanation of why the 50 acre lot was being subdivided. Each subsequent parcel created would be deeded to the adjoining parcel next to it in order to give it to family members. There is no new construction planned for these lots and this is being done for estate planning. The deed of conveyance for these two new parcels will include reference to an existing conservation easement. Mr. Houtman reviewed his letter with members and Mr. Elser stated the suggested changes, per Matt's letter, would be made and ready for the supervisor's public meeting on June 17th. With no further discussion members voted to recommend approval of this subdivision with the condition that the deed of conveyance noted the easement on the property. All were in favor and the motion passed.

SALDO REVIEW CONTINUED WITH MESSRS. SNOOK AND HOUTMAN – Review started on page 23 of Definitions and the following was noted.

1. Rear lot line – Mr. Snook will check the ZO definition for consistency.
2. Manufactured Home – the SALDO version is tighter than ZO. ZO changed to reflect this version.
3. Monument – change to "steel or iron plug".
4. Native Plant – reference appendix for listing of plants
5. Plan As Built – delete last sentence
6. Sight distance – 4.5 ft should be 3.5 ft.
7. Shade tree – compare to requirements
8. Soil Perc Test –change per discussion.
9. Tract – check zoning to be consistent
10. Structure – add patio and deck
11. Woodlands – compare to ZO for consistency and add "tree farms"

This concludes the PC review of the SALDO. Mr. Snook will revise the "Definitions" per our discussion as well as work on Article 5 and send this to PC members for a final discussion which will take place at the July meeting. There will be no SALDO discussion at the June 23rd meeting. Mr. Snook will have a final draft of all sections to the supervisors by September. Tom Oeste and the Board must review and have public hearings completed by Dec. 31, 2015. With no further business the meeting adjourned at 7:30 p.m.

Respectfully submitted: Kathleen Howley, Recording Secretary