

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

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Dennis Smith, Bob Crandell, Lynn Luft, Margo Leach, Damian Demnicki, Jim Ware and Kathleen Howley. The minutes of July 14, 2015 were approved as submitted.

**WINDMILL HOLLOW ROAD REVIEW** – Matt Houtmann was present to discuss the proposed changes to the roadway in this subdivision as well as discussing his July 21, 2015 review letter. He gave a brief summary of what is on the final plan and what is being proposed. The plan has been completed minus the legal documents being finalized and Mr. Sanford, owner/applicant, requested the township not take any action on the final subdivision at that time which was May, 2012.

Mr. Sanford has suggested the private roads be shortened and a private driveway be used to access certain lots. This would preserve the landscape and eliminate blacktop throughout the development as well as preserving the rural character of the land. Mr. Houtmann suggested the Windmill Lane cul de sac be pulled further back to accommodate one more lot with the private driveway servicing 2 lots. Discussion followed as to the configuration of Betsy Lane and what roadway would be extended to service two future lots which are not a part of this subdivision. Mr. Houtmann also was concerned about fire and emergency personnel and equipment using a smaller width roadway and water access for fighting fires. Members agreed this is something that is a priority and should be accommodated. At the July 14<sup>th</sup> meeting Mr. Sanford agreed to go back and tweak his plan to reflect the discussion and come back to the Commission in August. Members will reserve further comment until then.

Members discussed future meeting dates. It was agreed there would be a quorum for the August 11 and 25<sup>th</sup> dates as well as September 8. Margo Leach asked that the water resource protection topic be postponed until the September 22<sup>nd</sup> meeting.

Open Space Design proposed amendment – a discussion followed as to amending this ordinance to address the numerous zoning hearing board applications being submitted by homeowners who purchase 1 acre lots and have large homes built which take up the maximum impervious coverage of 15%. There is no impervious coverage room left to add hardscape and pools and requests for hearings are being submitted. After much discussion Lynn Luft moved to add a sentence to our ordinance “open space is not to be considered in any computation of lot coverage percentage”. Bob Crandell seconded the motion and the motion carried unanimously. This sentence should be added to the area and bulk regulations if none already exists and Tom Oeste will be asked to confirm this. If the open space design ordinance is used in the subdivision, the developer may already get a bonus lot(s) and not having the area to put in a pool or hardscape is not necessarily a hardship for prospective homeowners.

Alma Forsyth reminded members of the need to strengthen our ordinance in light of pipe line expansion by corporations in our area. With no further business the meeting adjourned at 6:40 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary