

**PENNSBURY PLANNING COMMISSION MINUTES
AUGUST 25, 2015**

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Dennis Smith, Bob Crandell, Lynn Luft (by phone) Damian Demnicki and Kathleen Howley. The minutes of August 11th were approved as submitted. Also in attendance was Township Engineer, Matt Houtman.

Windmill Hollow Subdivision Marina Hollingshead and Dick Sanford were present to discuss the revised plan based on previous discussion that took place at a Planning Commission meeting. The purpose was to simplify the proposed road changes to Betsy Lane and Windmill Lane. The following was noted:

1. Windmill Lane – lots 7 & 4 would be accessed of the private lane that ends in a cul de sac. Lots 5 & 6 would be accessed off a private driveway which extends beyond the private lane. They would like to narrow the width of the private driveway to 12 feet.
2. Betsy Lane – this shall serve only Lot 2. Paved width of 10 ft to remain and eliminate the rest of Betsy Lane. Lot 3 access would be from the service road which goes by the Sanford residence. They propose to use the existing 12 ft paved cartway. Mr. Sanford stated there is plenty of flat area along this drive for pull off.
3. The emergency access drive will connect Windmill Lane to the existing service driveway and not Betsy Lane.

Mr. Crandell moved to have the existing service driveway remain at 16 feet from Brintons Bridge Road back to the yellow cottage. Mr. Demnicki seconded the motion. Discussion followed and a vote taken. All were in favor except Mrs. Luft voting no. Motion passed. Mr. Sanford thanked members for their review and comments. He would like to have the plan revised, legal documents finished and plan recorded by year end. Mrs. Hollingshead said they will get the changes made to the plan and send to Matt for his review at which time the Planning Commission will take another look and vote for a recommendation of approval/disapproval of the changes. In the meantime the legal documents will be finished and sent to Mr. Oeste for his review.

Dennis Smith reported that Tom Oeste has drafted the amendment changes for the VC/VR and accessory structure. This is being circulated amongst the supervisors and then will be sent to the Planning Commission for review. The September meetings are the 8th and 22nd. Mr. Smith will not be at the 22nd meeting. Water Resource Protection is on the agenda for the 22nd as well as riparian buffer amendment. Mrs. Luft asked that Mr. Oeste include in the open space ordinance an amendment regarding lot coverage percentage as noted in the 7/28/15 minutes. Ms. Howley will follow up on this. With no further business the meeting adjourned at 6:45 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary