

**PENNSBURY PLANNING COMMISSION MINUTES**  
**MARCH 22, 2016**

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Dennis Smith, Jim Ware, Damian Demnicki, Margo Leach, Bob Crandell, Lynn Luft (by phone) and Kathleen Howley. The minutes of March 8, 2016 were approved as amended.

**Windmill Hollow** – Marina Hollingshead and Dick Sanford were present to discuss changes and waivers to the subdivision that were requested on March 8<sup>th</sup>. Matt Houtman, township engineer, was also present. The following was discussed:

1. Right of way through Windmill Hollow to the Baltimore Pike parcel – this was included on the plan when preliminary approval was given. However, Mr. Sanford requests that it be taken off the plan. Mr. Sanford stated that he does not want to encumber his property with any more provisions than necessary. He intends to sell the property and will not be the developer. A discussion followed about the potential of future development of the Baltimore Pike property which is not a part of this submission. Mr. Sanford stated he would be interested in placing an easement on this parcel and would talk to the Brandywine Conservancy. With no further discussion Margo Leach moved to recommend approval of the March 8<sup>th</sup> plan submission by Mr. Sanford. There was no second and the motion did not carry. Margo Leach moved to eliminate the right of way through Windmill Hollow to Baltimore Pike parcel. Mr. Crandell seconded the motion. Discussion followed and a vote was taken. 4 voted no and 2 yes. Motion did not pass. There was further discussion and another motion was made by Damian Demnicki to remove the right of way through Windmill Hollow to the Baltimore Pike parcel. Mr. Crandell seconded the motion. A vote was taken and motion passed with 5 yes and one no.
2. A motion was made by Mr. Crandell to recommend approval for a waiver to allow shared common drive accessing lots 5 & 6 to be 12'. Jim Ware seconded the motion. A vote was taken and all were in favor.
3. A motion was made to recommend approval of a waiver to allow shared common drive accessing lots 1 & 3 to remain at a 12' width. Also it was moved to grant a request to defer the widening of the first 200 ft of the shared private drive for tax parcel 64-3-75.2 (easterly Wood lot) until a building permit is requested. The motion was seconded and vote taken. All were in favor and the motion passed.
4. Fire Safety – The Longwood Fire Company requested a review of the plan before final approval and Mr. Houtman will discuss this with them. The township recommends lots 3, 5, 6 be noted to include a fire sprinkler system be installed in the proposed homes since they are the furthest away from Brintons Bridge Road water source. Mr. Sanford agreed. Mrs. Luft also asked that a note be put on the plan regarding landscaping at the entrance to Windmill Hollow Lane if trees are to be taken down. The HOA documents will speak to the maintain of the emergency access road.

Matt Houtman requested that he review all notes on the plan for consistency. The developer's agreement should address phasing of the proposed improvements. A Declaration of Restrictions, Easement and Agreements will be required before final approval and it shall be reviewed by the township solicitor. It was suggested that the plan be put on the April 20<sup>th</sup> supervisors meeting.

Jim Ware will follow up with Susan Elks regarding the size of the lots in Longwood Gardens that are in Pennsbury Township and how that impacts the proposed cultural conservation area and bulk regs.

Alma Forsyth commented on Mr. Sanford's Baltimore Pike parcel and said the Pennsbury Land Trust had discussions previously with him on placing an easement on that property.

The next meeting is April 12<sup>th</sup> at which time the Mendenhall 2 lot subdivision will be discussed as well as 2016 goals and objectives.

With no further business the meeting adjourned at 7:15 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary