

**PENNSBURY PLANNING COMMISSION MINUTES
MAY 24, 2016**

Chairman Dennis Smith called the meeting to order. Present: Jeff Streitel, Jim Ware, Lynn Luft, Bob Crandell, Dennis Smith and Kathleen Howley. The minutes of May 10, 2016 were approved as submitted.

SPRINGDALE FARM 2 LOT SUBD. – Bunny Meister, realtor and Mike Sodl, engineer were present representing the applicant, CFP Assoc. Matt Houtman, township engineer was present to review his most recent letter of May 23, 2016. The revised plans showed lot 1 to now be 11+ acres in order to be considered for the Act 319 program. The following comments were noted:

1. Brandywine Conservancy is now the steward of the conservation easement and the plan notes should be changed to reflect this. It was also noted that the Conservancy should check with the owners to make sure they have a conservation plan in place for the horse business being conducted on the premises. The Conservancy did review the subdivision plan and asked that a note be added to the plan citing easement language. This will be done.
2. Tom Oeste reviewed the plans as it pertains to the easement and had no further comment.
3. Several zoning questions still remain which Rusty Drumheller has been asked to address. Is lot 1 considered agricultural or now solely residential? Does the subdivision make the horse business on lot 2 a non-conforming use?
4. Discussed the lack of maintenance on the property. Bunny Meister stated the main house is now boarded up, front and back as well as the tenant house. The main house has “good bones” and structural sounds. The barn and other outbuildings are falling apart. The roof has collapsed on the riding ring. The owners have been notified numerous times to secure the property and clean it up. Neighbors have complained about lack of property maintenance.
5. The septic system is questionable and soils have been tested for replacement areas. A new well will eventually be drilled. This will all be done when a new owner is identified.
6. Notification to neighbors of the subdivision was sent out May 19th. The SALDO states 15 days are necessary for response. Therefore, the applicant will have to wait until the next Planning Commission meeting for action on these plans.
7. Waivers have been requested as stated on the revised plans. Members did ask that specimen trees around the main house and structures be noted on the plan as well as a note stating the hedgerow along the property line to the east will not be disturbed or removed.

The applicant’s engineer stated all notes requested by Mr. Houtman have been placed on the plans and all items agreed to tonight will be reflected in the revised plans which he will send to the township by June 7th.

LONGWOOD GARDENS PROPOSED ZONING – Dennis Smith reported that he had sent Tom Oeste a copy of the draft of the proposed zoning for review and comment. Members have been working on this language for the past couple of years. A discussion followed as to the value of continuing discussion or send the draft onto the supervisors for consideration. Jim Ware moved to recommend that the version

of this draft that was sent to Tom Oeste and the Supervisors on May 20th be reviewed by them for consideration. The motion was seconded by Jeff Streitell. A discussion followed and vote taken. The vote was 3 yes and 2 no (Crandell, Luft). Motion carried.

The next meeting is June 14th and Ms. Howley will check with the supervisors to see if the 2016 goals and objectives will be discussed by the supervisors. A copy of the goals will be sent to PC members. With no further business the meeting adjourned at 7:10 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary