

**PENNSBURY PLANNING COMMISSION MINUTES
JANUARY 24, 2017**

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present: Jim Ware, Dennis Smith, Bob Crandell, Jeff Streitl, Corinne Murphy, Lynn Luft and Kathleen Howley. The minutes of January 10, 2017 were approved as amended.

Windmill Hollow Subd – Matt Houtmann was present to go over his latest review letter dated January 24, 2017. Revised plans were received on Friday, January 20th. The changes noted since the last review of these plans were as a result of Mr. Sanford placing a conservation easement on additional lands owned by him. The property is 40 acres along Route 1 next to the Chadds Ford Elementary School and adjacent to this subdivision. He has restricted access off of Route 1 to this property but had allowed for 3 building lots at the top of the property with access through this subdivision by way of Windmill Lane. Mr. Houtmann reported this is now noted on the plans. This was a positive change and overall helps manage growth and insures safety along Route 1. Mrs. Luft noted there were several other notes missing from the plan that she picked up on. Mr. Houtmann asked that she send him an email with her notes and questions so he can continue to review the plan and make sure all issues are satisfied.

Mr. Crandell moved to approve the final subdivision plans with the condition that all of Mr. Houtmann concerns as stated in his letter 1/24/17 letter as well as any other issues that may come up before the February 15th Supervisor's meeting is satisfied. The motion was seconded and a vote taken. Motion unanimously passed.

Gosik Road Plan – Mr. Gosik and Mr. Kelly, engineer was present to discuss his proposed road opening on Independence Way. Also present were residents of Independence Way, Mr. & Mrs. Ken Smith as well as Krishman Srinivasan. The proposed road will go between their two properties. Mr. Gosik would like to open this road in order to access his property instead of coming off of Rt. 1. He feels this is a safer way to access the land and does not want to cut down many a number of large trees in order to clear a driveway out to Rt. 1. The right of way was established in 1986 when the subdivision was approved. It was placed there for future development and that having access to a traffic light on Route 1. Krishman and Mr. Smith are concerned about increased traffic using the private road as well as liability in case there is an accident on the road. The road will be located on property owned by them but Mr. Gosik has agreed to construct the road, keep it private and also maintain it. Much discussion followed as to the impact of opening up this road and other legal ramifications. It was also noted that the Board of Supervisors must agree to allow access to this easement and the Planning Commission members could only offer advice to residents as well as to the supervisors. Mr. Crandell moved that the Planning Commission remain neutral and let the supervisors make their decision based on Mr. Houtmann's review. The motion was seconded and all were in favor. Motion carried. All neighbors on Independence Way should be notified when this is placed on the supervisor's meeting agenda. Mr. Houtman said he will continue his review of the most recent plan submitted to him by Mr. Gosik and advise the supervisors. Ms. Howley stated that it appears Mr. & Mrs. Barrett's land is key and the easement agreement with them should be in place before moving forward.

With no further business the meeting adjourned at 7:45 p.m.

Respectfully submitted, Kathleen Howley, Recording Secretary