

**PENNSBURY PLANNING COMMISSION MINUTES
JANUARY 22, 2019**

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Dennis Smith, Jeff Streitell, Corinne Murphy, Lynn Luft, Jim Ware and Kathleen Howley. The minutes of January 8, 2019 were approved as submitted.

Dennis Smith reported that Brent Schweitzer withdrew his zoning hearing board application. His plans changed and now conforms to our ordinances. Chadds Ford Township has solicited comments from Pennsbury on an amendment to their Comprehensive Plan addressing recreation and trails. Corinne Murphy will review the proposed amendment and send a report to members for their review before the January 31st deadline.

Anderson 3 Lot Subdivision – Jake Diem from Register & Sons was present representing the owners, Mr. & Mrs. Anderson. Matt Houtman’s review letter was sent to all members. Mr. Houtman was present and the following was noted during the review:

1. The plan consists of 3 lots – one with the main house on it as well as two additional 10 acre lots. There will be a shared driveway for the 2 additional lots off of Rt. 926. These two lots will be sold and developed. Mr. Anderson will keep the main lot with house. There is approximately 500 ft from the existing house to the 2 lots to be sold.
2. Members talked about a site visit and this will be scheduled.
3. Mr. Diem was asked to review riparian buffer ordinance.
4. State species, witch’s grass, was found on site. This should also be mowed once a year.
5. Members expressed a concern with the siting of the proposed driveway on Rt. 926. It will be a PennDot permit. Proper sight distance is important.
6. SWM agreement – must have for newly created lots. Potential landscaping of storm water areas also discussed.
7. Mr. Houtman did not object to waivers #1-4. Historic resource impact statement may be requested by the Historic Commission. Mr. Houtman requested that monuments be set at remaining 4 corners.

Mr. Diem will rework the plans and return to the meeting after Mr. Houtman’s review of revised plans.

Parker Preserve Subdivision Amendment – Mr. Diem stated the amendment addressed an easement for an access driveway from a single lot that Mr. Dambro owned onto Penn Drive in Parker Preserve. Mr. Dambro would like to not access onto Rt. 926 and use Penn Drive as the access point. This access way goes through dedicated open space. He recorded this easement 2015. Jim Tupitza, attorney, was present representing Mr. Dambro. He stated that he will be calling a meeting of homeowners of the subdivision to address any concerns they may have with this accessway.

Mary Short, Parker Preserve homeowner, was present and questioned the legality of creating an easement over open space without homeowners’ consent. Mr. Tupitza stated he hopes to have a meeting with all residents to discuss formation of the HOA and get all legal documents finalized. It is being suggested that the lot to be developed be added to the subdivision and therefore subject to all restrictions. The township will wait to hear the outcome of this meeting.

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The next PC meeting will be February 12th at 5:30 p.m. All meetings for the rest of the year will start at 5:30 p.m. and this will be advertised.

With no further business the meeting adjourned at 6:50 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary