

**PENNSBURY PLANNING COMMISSION MINUTES
MARCH 26, 2019**

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present: Dennis Smith, Jeff Streitel, Jim Ware, Lynn Luft, Kathleen Howley and Township Engineer, Matt Houtman. The minutes of the March 12, 2019 meeting were approved as submitted.

Gosik Lot Line Change - Members reviewed Mr. Houtman's review letter of March 25, 2019. Mr. Gosik proposes to purchase from his neighbors', the Ralphs, .09 acre in order to get his lot to equal 10 acres. He can then qualify for Act 319 tax reduction. Mr. Houtman has no further comments on the plan except to say that moving the lot line will not violate any setbacks for structures on the Ralph property. The conveyance of the land should take place within 30 days of the approval of the plan and the surveyor will set the pins. Jeff Streitel moved to recommend approval to the Board of Supervisors and Lynn Luft seconded the motion. A vote was taken and all were in favor. The motion passed.

Anderson 3 lot Subdivision – Jake Diem, applicant's engineer, was present to go over the latest review letter from Mr. Houtman. Jake noted the following:

1. Pull offs were added to the driveway on lot 3
2. Added the note to landscape the berm on the infiltration basin
3. Trees have been added to the entrance – 15
4. Included rear yard setback to 60 ft
5. Historic Impact Study has been ordered by Mr. Anderson. Greg Huber will be doing the study and it will take 3-6 weeks to complete.
6. Driveway permit has been submitted to PennDot and they are working on it.
7. Landscape plans as noted on the plan will be done when the building permits for lot 2 & 3 are submitted.
8. Lots 2 & 3 are restricted from further development

It was noted that the Historic Impact Study is to be submitted to the Historic Commission for their review and comment to the Supervisors. With no further discussion Mr. Smith moved to recommend approval to the supervisor's subject to conditions cited in Mr. Houtman's review letter of March 25, 2019 and Section 162-1708 of the Zoning Ordinance. Jeff Streitel seconded the motion. A vote was taken and all were in favor. Motion carried.

The next meeting is April 9, 2019 at which time members will review the Schaller zoning hearing board application for a pool. It was also noted that Mr. Dambro's submission for Parker Preserve received a 90-day extension from the Board of Supervisors at the last meeting on March 20, 2019. This extends time to July 8, 2019. With no further business the meeting adjourned at 7 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary