

**PENNSBURY PLANNING COMMISSION MINUTES
NOVEMBER 12, 2019**

Dennis Smith, Chairman, called the meeting to order at 5:30 p.m. Present were Lynn Luft, Mike Clements, Dennis Smith and Kathleen Howley. Since there was not a quorum, the October 22, 2019 were not acted upon.

LINTON ZHB application – the Lintons are seeking zoning relief for the development of their lot located at 604 Mill Pond Lane, Kennett Sq, PA 19348. Mike Lyons, attorney for the Lintons as well as their engineer, Jim Fritsch were present with the Lintons. The plans and ZHB application were revised to reflect a request for 3 variances, 4 special exceptions and 3 waivers from the subdivision and land development ordinance. The variances deal with developing on steep slope as well as in the riparian buffer zones. The 4.633-acre lot was approved in 1959. Amended plans and application was handed out to members.

The proposed house has a footprint of 3410 sf and it will be 2 stories. No retaining walls are proposed on the lot. It was noted that a secondary septic system must be shown on the lot. There was discussion by members on development on steep slope and the importance of having a qualified engineer and contractor to do the job correctly. This may be a difficult lot to develop. Members suggested the applicant might want to consider a smaller house site because of the slope and overall disturbance of the lot. Specimen trees are noted on the plans. The plans are complex and members defer to the experts to determine what impact building might have on these slopes. Mr. Fritsch will send the revised plans to Matt Houtman for review as well as getting revised plans to the Zoning Hearing Board. The hearing is scheduled for December 5, 2019 at 7 p.m. in the township building.

Lynn Luft gave a report on the 3 additional homes being considered for inclusion in the update of the Historic Resource Survey; 600 Hickory Hill Rd, 1000 Hickory Hill and 646 Hickory

The Township has received preliminary plans for a 4 lot subdivision for the Hall property located at Cossart and Fairville Roads. Copies have been sent to Matt Houtman as well as the County Planning Commission for review.

Members discussed the proposed design plans offered at the October 29th PennDot meeting for the **Twin Bridge** renovation project.

The November 26th meeting has been cancelled because of the holiday and the next PC meeting is December 10, 2019. With no further business the meeting adjourned at 7:15 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary