

**PENNSBURY PLANNING COMMISSION MINUTES
DECEMBER 10, 2019**

Chairperson Dennis Smith called the meeting to order at 5:30 p.m. Present: Dennis Smith, Jim Ware, Jeff Streitl, Mike Clements, Corinne Murphy, Lynn Luft and Kathleen Howley. The minutes of October 22, 2019 and November 12, 2019 were approved as submitted.

Hall Preliminary Subdivision – Matt Houtman, township engineer was present to review with members his review letter dated December 9, 2019. Also present were Messrs. Schreier and Hill from Hillcrest Assoc., Patrick Hall, owner, Lucy Oblonsky, neighbor as well as her attorney Ross Unruh.

Tom Schreier gave an overview of the project which is 17.109 acres being subdivided into 3 additional lots all fronting on Cossart Road. Lot #4 is a flag lot which must be approved by the Board of Supervisors. Most of the technical issues stated in the letter will be addressed but he had issue with some items. He stated there seems to be conflicting language in our ordinances with regard to definition of water course, water body and wetland margin. This pertained to items 2, 3, 4 under zoning ordinance in the review letter. He also did not believe a historic impact study would be necessary. There was some discussion on the riparian buffer zones and what might be allowed in zone 2 within the 20% allowed. The netting out of the existing right of way to determine net land use was discussed. Mr. Houtman stated there should be a boundary line between lots 1 & 2 and not use the existing stream as the line. Mr. Schreier stated the tree survey waiver requested will be withdrawn and the survey done. There will also be additional vegetation along Fairville Road, lot 2. Mr. Houtman and Mr. Schreier will discuss further the issues outstanding and submit a revised plan based on the discussions. The applicant will then ask the Supervisors about the flag lot as well as riparian buffer issues before moving forward with the plans.

Mr. Unruh asked if the soil testing for storm water management and sewage has been done. Mr. Schreier stated that was completed today. Mrs. Luft requested that the stream be more defined on the plans and tree specimens be identified on the plan. Property owner notification should also be sent to owners across Cossart and Fairville Roads. Mr. Schreier thanked the commission for their time and will get back to the township with revised plans.

Dennis Smith stated the next commission meeting will be their organizational meeting on Tuesday, January 14, 2020 at 5:30 p.m. He asked members to think about having one public meeting per month and the other meeting being a workshop. Ms. Howley will check with the supervisors with regard to having a planning seminar in January.

With no further business the meeting adjourned at 7:10 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary