

PENNSBURY PLANNING COMMISSION MINUTES
APRIL 27, 2021

Chairman Dennis Smith opened the meeting at 5:30 p.m. Present were Dennis Smith, Lynn Luft, Corinne Murphy, Jeff Streitl and Matt Houtman. The minutes of the March 23, 2021 meeting were approved as submitted.

LUNGER SUBDIVISION PLAN - Tom Schreier of Hillcrest Associates was present on behalf of David Lunger. Mr. Schreier provided an overview of the proposal for 102. S. Fairville Road. Also discussed was Mr. Houtman's review letter. The following was noted:

1. Dennis Smith's property is adjacent to the property under review. He stated he would remain objective and asked Mr. Schreier if he would prefer Mr. Smith recuse himself from the discussion. Mr. Schreier had no objection to Mr. Smith's participation.
2. The proposal is for estate planning purposes only and no construction is being proposed on the six lots
3. Mr. Schreier noted that the septic is under review with the Chester County Planning Commission and that all lots have successfully completed percolation tests
4. Mr. Schreier stated that North American Land Trust has approved the plan as reviewed
5. Protection of the view-shed for the northernmost lot was a primary concern in the design of the proposed lots
6. Mr. Schreier reviewed the background of Mr. Houtman's letter and Mr. Houtman agreed that the requirements had been met for three waivers requested: 400.B.19 - Site Photographs; 400.B.21 - View-shed Analysis and Aerial Photograph; 503.A.3 - Property lines at substantially right angles to roads
7. Ms. Luft questioned the placement of Lot 5 due to visibility from, and proximity to, Center Mill Road. Mr. Schreier explained that there is no alternative due to the terrain and view-shed being protected.
8. Members raised Mike Clement's question as he was not in attendance. The question pertained to whether there was any way to avoid common access. Mr. Schreier stated that due to significant grading being required, the North American Land Trust required common access to avoid disturbance of the view-shed.

A motion was made recommending approval of the plan conditional upon the below items. The motion passed with three members in favor and Ms. Luft abstained. Conditions:

- Requirements in Mr. Houtman's review letter are met
- Language to be added to clarify shared responsibility of maintenance for the common driveway shared between lots 3 and 4
- Mr. Schreier will review with Mr. Lunger whether he is willing to add a note on the plan for deed restriction and no further lots be created

- Mr. Schreier will provide the Planning Commission a copy of the approval letter from the North American Land Trust
- The title search must not identify any items contradicting anything discussed or in the review letter

OTHER TOPICS AND INFORMATION SHARING

- Mr. Houtman's review of the Crosslands Development plan submission is finished and the plan is considered complete. The plan was accepted by the township.
- Mr. Smith raised the possibility of an additional Planning Commission meeting on either May 11 or 12.
- An application for solar at 26 Constitution Drive was received but was incomplete
- The Centreville School application was discussed in regards to the possible existence of a spring house on the property. Members were concerned that it is not on the plan and should be on the historic list
- There was additional discussion on the solar ordinance and unresolved issues. Members agreed that ahead of the next meeting, they should identify any further outstanding issues for discussion at that time. Additionally, Mr. Houtman agreed to consider whether a ground mount application would need to provide a storm water management plan in the case of a steep slope.

With no further business the meeting adjourned at 7:35 p.m.