

**PENNSBURY PLANNING COMMISSION MINUTES**  
**JUNE 22, 2021**

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present were Dennis Smith, Corinne Murphy, Lynn Luft, Jeff Streitel, Mike Clements, Engineer Matt Houtmann and Kathleen Howley. The minutes of May 25, 2021 were approved as amended.

**Crosslands Land Development Plans** – Mr. Houtmann’s review letter dated June 21, 2021 was reviewed by members. Joyce Gerhart from RGS Engineering was also present to report on the plans and answer any questions. Most issues have been resolved per the review letter. Under waivers it was noted that Crosslands has an excellent program for tree replacement and after much discussion with the Planning Commission members, it was agreed this waiver should be supported. The Storm Water Management review is pending on completion of Mr. Houtmann’s review. It was also agreed that a waiver for survey monuments should be supported. Jeff Streitel moved to support the approval of the land development plan pending resolution of all outstanding issues in Mr. Houtmann’s letter. Mike Clements seconded the motion. A vote was taken and all were in favor. Motion carried.

**Conditional Use Request – 941 Cossart Road Lot** – Brynn Schaefer, engineer for the owners of this lot intend to put a house on it. They are seeking relief from the Township for intrusion into the riparian buffer zone. The lot is 2 ½ acres mostly wooded with a stream near the road. The house location would be in the back of the lot. The lot was created in 1956. Limit of constructions is .94 acres. Mr. Houtmann suggested the proposed part of the driveway encroaching into the buffer zone be at least 5 ft from the zone. The remainder of the driveway would not encroach into the zone. Mike Clements moved to recommend supporting the request by the applicant with the condition that the driveway is 5 ft off the buffer zone. Corinne Murphy seconded the motion. A vote was taken and all were in favor. Motion carried. The applicant and Mr. Schaefer were advised that the hearing is scheduled for July 21<sup>st</sup> at 6 p.m. in the Harris Room.

**Southern Chester Co. Circuit Trail** – Township representative Margaret Moore and Chester County Sr. Trails and Open Space Planner, Rachael Griffith was present to discuss the proposed trail which would cover from Delaware County in PA to Maryland border and beyond. A County survey was done and results showed support for this trail. A survey was done for Pennsbury Township and 22 people responded. Planning for the trail started in 2019 when the County received a grant. The trail would be predominately recreational – walking, hiking, biking. There are 2 options that might be viable for Pennsbury but the “street road” option looks like it is the most feasible. The County looks to grants for support, planning and construction of trails. Work would be done in conjunction with general road work planned for the area. Their main purpose today is to make the township aware of the project and ongoing work. There is no clear path forward. Members thanked them for their presentation.

**Solar Energy Amendment** – Mike Clements will send his marked-up version to all members requesting their input. He would like to turn this around in a couple of weeks and get it back to Tom Oeste.

With no further discussion a motion was made to adjourn at 7:30 p.m.

Respectfully submitted,

Kathleen Howley, Recording Secretary