

PENNSBURY PLANNING COMMISSION MINUTES
MAY 24, 2022

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present: Dennis Smith, Alan Matas, Corinne Murphy, Kay Ellsworth, Jeff Streitel. Also present were Engineer Matt Houtmann and Kathleen Howley. The minutes of April 26, 2022 were approved as submitted.

Atkins 4 lot subdivision – Wes Atkins was present to discuss his subdivision submission. Mr. Houtman's May 19, 2022 letter was reviewed with the following comments:

1. Mr. Houtman stated the plan must have all components of a subdivision in order to meet our ordinances. Many items were missing and should be included in the next round of reviews. In order to have an approved lot, septic, storm water, natural resources must all be included.
2. Mr. Atkins will provide documentation on McFadden Road
3. Mr. Atkins agreed with comments in #9 regarding 50 ft access easement for lots.
4. Common driveway shall be 16 ft.
5. Flag lots must be approved by the Board of Supervisors
6. Mr. Houtman included a list of recommended waivers requested.
7. A copy of Mr. Oeste's letter was given to Mr. Atkins directing him to include Ms. Debra Toole as 50% owner of Pure Honey LLC and therefore has ownership in the subdivision filed. Mr. Atkins should provide a letter signed by both Ms. Toole and him indicating he is authorized to file the application and represent Pure Honey LLC.
8. A letter was received by the township from Chester Co. Planning Commission and reviewed by members. There was no further comment on that.

It was noted that the plan must be revised accordingly and resubmitted to the township for review. The next PC meeting is June 28th. Mr. Atkins said he would get revised plans to the township addressing Mr. Houtman's comments as soon as possible. PC members will await Mr. Houtman's review letter and tentatively put this on their next agenda.

Dennis Smith reviewed with members the list of Planning Seminar items to be researched during 2022. They are: tree removal and riparian buffer protection, historic structures demo by neglect ordinance, Comprehensive Plan update and medical marijuana. With no further discussion the meeting adjourned at 7 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary