

PENNSBURY PLANNING COMMISSION MINUTES
SEPTEMBER 13, 2004

Chairman Bob Crandell called the meeting to order at 7:30 p.m. Present were Bob Crandell, Alma Forsyth, Michael Lane and Scotty Scottoline. The minutes were approved as submitted.

Proposed Fence Ordinance – Rusty Drumheller, Code Enforcement Officer, reported that he has 20-30 calls per year regarding fences (heights, location, etc.), and that it is time to get an ordinance in place. He will forward a copy of Kennett's ordinance, with modifications, for further discussion.

He also advised that Harrisburg has exempted all residential units from the Uniform Construction Code, as well as all accessory structures up to 1,000 sq. ft.

Dambro Subdivision – Jake Diem from Register Associates was present to ask for preliminary approval of the Dambro subdivision. Items discussed are as follows:

Michael Lane moved that a 25 ft side easement be used for dual purposes as maintenance road for the retention basin and provide further access to the Lyman farm. It was seconded and approved.

The main entrance to the nature preserve was discussed and it was suggested that the architect look at the house to be constructed on Lot 22 to determine if there is access from the basement level.

There has been no response from Gail Wolfel, Transportation Director for Unionville-Chadds Ford School District. Bob Crandell will contact her.

It was agreed to substitute Sycamore, Leland Cypress, Red Cedar, and Arbrovite for the Ginko, Concolor Fir and Serbian Spruce trees outlined on the plans. The placement will be decided at a later date when the number is determined. Any trees removed will be replaced according to Pennsbury Code 138-41, Section F. The evergreens should be thickened up in front of the Swayne residence. Michael Lane will follow up with Ann Walters, Pennsbury Township Landscape Planner.

The stormwater management plan was discussed by Mr. Diem and was deferred to Matt Houtmann, Township Engineer, for further study.

6. Delineation of Township Open Space from the Homeowners Open Space will be provided by installing 4 ft high "U" channel posts at all corners and every 100 ft along the boundary.. Lots 12 and 13 will have a split rail fence in the rear.

The entrance road was discussed and currently the plans indicate a turnabout for a left hand turn. The Planning Commission would prefer a left hand turn lane.

The project was given preliminary approval with the condition that the applicant pursue the above mentioned turn lane with Penndot.

Heliport Ordinance – Scotty Scottoline distributed copies of a preliminary rough draft for Heliport, Helistop, Private Helipad Ordinance for study by Commission members.

There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Lula Mae Sears
Acting Secretary

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