

PENNSBURY PLANNING COMMISSION MINUTES
FEBRUARY 14, 2005

Chairman Bob Crandell called the meeting to order and the minutes were approved as submitted. Present: Bob Crandell, George Beer, Scotty Scottoline, Tony Sciscione, Michael Lane and Kathy Howley.

Anna B. McCoy sketch – presented a sketch plan for her mother’s property off Fairville Road. They intend to subdivide a 10 acre piece off of her mother’s property, deed restrict it to one house site. The site will be located behind the knoll and out of public view. Anna had questions about the process to obtain a DEP permit to install one driveway off Fairville Road over wetlands and a stream. It was suggested that she might want to approach Mr. Dewson to grant an easement off his present driveway located next to the property. Mr. Houtmann stated that the DEP process could take up to 9 months and cost up to \$10,000. This does not include the cost of the construction of a long driveway. She thanked the members for their input and will follow up with Mr. Dewson.

Dambro (Johnson Farm) Final Plan – Jake Diem from Register & Sons and Mr. Dambro were present to discuss the final review. Matt Houtmann issued a review letter which was discussed and the following noted:

It was noted that there was no open space maintenance document submitted. This must be done before final approval. The members request the review of the draft. Mr. Dambro will contact his attorney, Mr. Lyons to start the paperwork on this and other legal documents necessary for final approval. The maintenance document should be drafted with input from a land trust or conservancy that has experience with this.

An extension of Colonial Drive to the Lyman property through township open space will be noted on the plan. Mr. Dambro will identify and construct a waiting area for school children at the front entrance of the development off Rt. 926. A note will be placed on the plan for this.

Members recommend rebar posts to mark back lot lines for lots backing up to open space and also a split rail fence at corners to keep property owners from encroaching into open space.

A note will be placed on the plan stating the applicant will provide lines and grade plans at building permit stage. Grass swales will be installed rather than piping under driveways. It was noted that the township is researching the problem of having homeowners repave their driveways and taking out the swale thus directing water into the roads. A revised plan/sketch of the “township gatehouse” shall be sent to Michael Lane for his review.

The revised landscape plan must be approved by Ann Walters.

Permitting process is still proceeding with the County Health Department, PennDot, CCCD and NPDES.

There was a discussion on the names of streets and development. Mr. Sciscione has extensive history of the property and perhaps historic names could be used. Mr. Dambro was amendable to this. Ms. Howley will follow up with him.

Members recommended conditional approval of the final plan conditioned upon all items outstanding on Mr. Houtmann’s letter is satisfied and all other outstanding permits be obtained.

Members requested that Rusty Drumheller provide a draft of an ordinance for fencing for review.

Scotty Scottoline will be the planning commission representative to the Kennett Area Regional Planning Commission.

With no further business the meeting adjourned at 9:45 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary