

**PENNSBURY PLANNING COMMISSION MINUTES  
SEPTEMBER 12, 2005**

Chairman Bob Crandell called the meeting to order at 7:30 p.m. and the minutes were approved as submitted. Members present were Bob Crandell, Scotty Scottoline, George Beer, Steve Bucci and Kathy Howley.

**Kiseell Final Subdivision Review** – Matt Houtman was present to go over his review letter with members. Also present was Mike Ciocco, Ward Kissell and Gary Schievert. Mr. Houtman went over all items in his letter and the following was noted:

Lot 4 lines will be redrawn to encompass the entire pond on that lot. The lot will be owned and maintained by lot 4 owner and lot 2 will have an access easement to the pond. This will be noted on the plan and also recorded in an easement document spelling out what lot owner 2's rights are. The accessory structure on lot 2 shall not be used as a dwelling.

The planning modules are still being reviewed by the Health Department. An approval letter must be received from them.

All items noted in Anne Walter's letter must be sufficiently addressed.

Bog turtles – the Conservation District permitting process will confirm the presence of any bog turtles. Mr. Houtman confirmed that the storm water management plan should not produce any additional drainage onto the property below the Kissells.

With no further discussion the members recommended approval of the final subdivision plan with the condition that all items outstanding according to Mr. Houtman be resolved before approval by the supervisors.

Ms. Howley reported that Parker Preserve has decreased by one lot. Lot one will be eliminated by the area being absorbed by lot 2. Members do not have to see the plan again. A letter will be sent to the supervisors by the applicant advising them of this change and Mr. Houtman should review the revised plan.

A copy of a draft for a fence ordinance composed by Michael Lane was given to members for their review and comment. Mr. Crandell asked all members to read the present ordinance referring to two dwellings and one lot and give him any additional criteria for an amendment to this ordinance. Messrs. Asimos and Spangler will be working on this project. With no further business the meeting adjourned at 9 p.m.

Respectfully submitted:

Kathleen Howley, Recording Secretary