

PENNSBURY PLANNING COMMISSION MINUTES
MAY 9, 2006

Chairman Bill Holloway called the meeting to order at 7:15 p.m. Present were Bill Holloway, Michael Lane, Scotty Scottoline, Bob Crandell, Steve Bucci and George Beer. Also present was Matt Houtman, John Spangler and Robert Orenshaw.

The minutes of April 25, 2006 were reviewed and a revision was added under the "Proposed roads in the park" paragraph. It was noted that before the motion by Michael Lane, Bob Crandell had moved that a vote be taken to discuss the road alignment proposed by Scotty Scottoline at another meeting. Scotty seconded the motion but the motion did not pass.

The Orenshaw Minor Subdivision Plan was reviewed. It was formerly known as the Kates Minor Subdivision Plan. The lot is on the corner of Hillendale and Fairville Roads and the applicant was seeking approval for a three-lot subdivision. A brief history was presented and Matt Houtman went over his concerns outlined in his review letter dated April 27, 2006. The lot line for Lot 1 was moved because of the wetlands and now the lot is 2 acres. The Guthrie Soils delineated on the plan were not found at a recent investigation by a consultant. It was advised that the Guthrie Soils delineation could be removed from the plan after Matt received the report from the consultant. Other minor issues were discussed from the letter. There was a motion to approve the plan, it was seconded and voted on and was unanimously approved contingent upon compliance with Matt's review letter and the applicant receiving separate approval of the sewer planning modules from the County Board of Health.

The Comprehensive Plan is now available on the Township web site for public review. Scotty had a note to add to the plan and he forwarded it to the Chester County Planning Commission. It was noted that for the next meeting, the Planning Commission needs to discuss and prioritize the action items outlined in the plan and incorporate any Supervisor comments as well.

The Parker Preserve Home Owners Association Agreement and Open Space Management Plan were reviewed by Michael Lane. He outlined some concerns and it was decided since he was the only Planning Commission member to get a copy of the documents, his redlined copy would be photocopied and distributed to the other Planning Commission members for review. The documents would be discussed at the next scheduled meeting.

With no further business, the meeting adjourned at 8:30 P.M.

Respectfully submitted;
Michael Lane, Planning Commission Secretary