

**PENNSBURY TOWNSHIP PLANNING COMMISSION MINUTES  
OCTOBER 10, 2006**

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

**McCauley Sketch – Fairville Village** – Mr. & Mrs. McCauley were present. They recently purchased 1.5 acres in the village with three structures on it. Jake Diem from Register was present and submitted a sketch plan for these structures plus three additional buildings on the property. A fifty foot wide drive off Rt. 52 with parking was shown (all required parking was not shown). They propose to use the buildings for professional offices. The buildings will be one floor with public water. There is no public sewage; therefore, they propose the township pass a holding tank ordinance. Members requested copies of a sample ordinance to review. Tanks would be pumped at least every 2 months. Questions followed as to types of buildings and materials to be used, percentage of impervious surface, storm water management controls and parking either from in back of the buildings coming off Fairville Road or Rt. 52. Members requested a plan that reflects the configuration of all adjacent lots and also lots across Rt. 52 as it pertains to their property be submitted for this review. Susan Hauser was present from the Historic Commission. This group would also be involved with this proposed development. Bill Holloway suggested members review the historic ordinance to grasp at what level that commission will be involved and exactly what authority the township has in directing this development.

Mr. Holloway apologized for the cancellation of the previous planning commission meeting and offered that if a meeting is cancelled in the future, it will be done by noon on Monday so that people can be informed unless it was an emergency.

Ms. Howley reported that the **Plumb subdivision** has been sent to Mr. Houtman for his review. Susan Parker, abutting property owner, is purchasing property from Mr. Plumb and lot line changes are being done. This will be on the agenda when a review letter is received from Mr. Houtman.

**Spano Subdivision – Hawk’s Nest** – Ms. Howley reported that a 9 lot subdivision has been submitted for review by the township. There is also a barn proposed in the open space which has a conservation easement on it. The barn will have an apartment in it. Planning modules have been sent to the Health Department and plans to the County Planning Commission for their review. This will be on the agenda when Mr. Houtman sends his review letter. This plan is basically the same as the sketch plan we have seen.

Mr. Holloway reported that Steve Bucci has recused himself of any discussion/decisions with property that Mr. Filler owns in the township. Mr. Bucci has potential business dealings with Mr. Filler.

**Storm water Management Ordinance** – Scotty Scottoline has a few minor changes and members also requested that the title is misleading and should be changed. Ms. Howley will talk to Mr. Houtman who will send a revised copy to Mr. Spangler for his review. A copy should also go to the Chester County Planning Commission for their comments.

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

Respectfully submitted:

Kathleen Howley  
Recording Secretary

