

**PENNSBURY PLANNING COMMISSION MINUTES
AUGUST 28, 2007**

Chairman Bill Holloway called the meeting to order at 7 p.m. Present: Bill Holloway, Mike Washko, Barbara Kurowski, Michael Lane, George Beer and Bob Crandell. The minutes were approved as submitted. Mr. Crandell sat in the audience and did not participate in the Village review.

Pennsbury Village Preliminary Review.

The following review letters were received by the township and all parties given a copy: Castle Valley sewage review, Pennoni Assoc. traffic review, Matt Houtman technical plan review, Anne Walters landscape/lighting review and Chester County Planning Commission review letter. Mr. Holloway stated they are proceeding with the review as thou no lawsuits were pending per township solicitor advice.

Alex Meitzler from Pennoni went over their review letter. Most changes are merely housekeeping and consistency with ordinances. The following was noted:

- Not sure strobe lights would be effective for the signal at the township driveway on Rt. 1
- Speed study suggested for Hickory Hill Road
- Consolidating of driveway along Hickory Hill Road servicing the white barn and the development would be a good idea. We do not have traffic data on the barn so it is hard to comment.
- Will wait to get reply from the developer and make further comments.

Township Engineer Matt Houtman went over his review letter. Township attorney Tom Este stated the review comments are not available to the public until some action is taken on the plans. The public can view the letters but no copies given out.

- Per the developer there is no intent to subdivide out the commercial buildings. There will be a blending of cross easements and access easements. Intend to sell footprints.
- Setbacks need to be adjusted.
- Per Mr. Este HOA draft is required during the preliminary stage and this should be submitted now.
- Deed restriction for no further structures should be placed on the units that lie on the setback lines (Hickory Hill Road units).
- Sketches of requirements referencing man made slopes are provided.
- Specimen trees are on the property and should be noted and protected.
- 22 ft wide streets – restricted to one side parking.

- U shaped street – should be 22 feet – not 18 ft.
- Fire Marshall/Longwood Fire Co. – look at plan for street requirements and hydrant locations
- Signs – comply with our ordinances.
- Photometric – more detail on the plan for light fixtures – insure the cut off angle is sufficient.
- Members should consider loading areas for commercial buildings – none shown on plan
- There shall be no blocking of road leading to municipal building
- Storm water maintenance documents need to be submitted for review
- Board of supervisors must tell applicant if any other impact studies are necessary for this review.
- Consider mitigation from developer for use of township property for road.
- More discussion on the “T” street - ask fire marshal if this is sufficient for emergency vehicles. This may end up being a waiver request to the supervisors.
- Sidewalks along Road A throughout development
- Provide water and sewage connection to township buildings
- Provide details on retaining walls

General comments from public:

- Karen Wood would like to discourage sidewalks leading to municipal property.
- Wendell Fenton – suggest east parcel use light at Ponds Edge and west parcel could somehow connect to the Rt. 1 traffic light which would help Hickory Hill Road traffic access light.

Anne Walters letter was reviewed and suggested that she and Tom Kummer, applicant landscape architect get together to resolve issues. Castle Valley letter – Steve Woodward suggested that item 4 on the letter would be appropriate for the final review since a public utility company has not be identified yet for take over of the proposed sewage plant. Mr. Holloway suggested that as revisions are made, the applicant ask to get on their next agenda for continued reviews. With no further business the meeting adjourned at 9:40 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary