

PENNSBURY PLANNING COMMISSION MINUTES
September 11, 2007

Chairman Bill Holloway called the meeting to order at 7 p.m. Present: Bill Holloway, Steve Bucci, Bob Crandell, Michael Lane, Barbara Kurowski, Mike Washko and Kathy Howley. The minutes were approved as submitted.

Sunrise Assisted Living – Attorney John Snyder was present representing Sunrise along with other Sunrise representatives. They gave a presentation on their business and how they operate. They have an agreement to buy the Becker property which is approximately 9 acres on Baltimore Pike near Brintons Bridge Road in the HC zoning district. The following was noted:

Assisted living area will be 65,000 s.f. with 80 unites. Independent living area will be 100,000 s.f. with 60 units.

The average age of an occupant is 84 and most are female. Assisted Living residents usually don't drive and use few community services but Independent Living residents do drive and use community services and all residences are tax ratable.

Once built, there will be no expansion of the facilities. Propose to use stone on the buildings.

Propose a right in and right out on Baltimore Pike. Negotiating with John Ciccarone to go through his property to use light at Ponds Edge Drive for traffic going south on Rt. 1.

Intend to follow Rt. 1 Corridor Study. Landscaping will be extensive.

Applicants encouraged members to do a site visit at one of their facilities in the area.

Waste water options 1) existing agreement with Ponds Edge sewage plant 2) sewage plant on site handling ½ of sewage disposal needs 3) researching other permanent options with developer of Pennsbury Village

Will build assisted living building first and then independent living if waste water needs are not fully met initially.

Will ask the supervisors at their next meeting to send the proposed ordinance language to Chester County Planning Commission for their review. Township code does not speak to this type of development being proposed.

Dewson 2 lot subdivision – Mr. Dewson was present and members acknowledged receipt of Mr. Houtman's review letter. Mr. Dewson has no problem with complying with that letter. The County review letter was received that day and will be reviewed by the applicant and members of the Planning Commission. Mr. Dewson was asked to come back to the next meeting on 9/25 to address their comments. Mr. Holloway recused himself because of business dealings with Mr. Dewson.

Kasowski 2 lot sketch – Mr. Kasowski has 125 acres on Brintons Bridge Road and is interested in subdividing into 2 lots – one lot to accommodate a horse business and the other lot to be developed at a later date. There is a problem with the access road presently being too close to the existing tenant house. Members suggested that his access road be relocated away from the house and potential horse business. Mr. Kasowski thanked members for their comments and will continue to explore his options.

Pennsbury Village – Mr. Holloway conducted a workshop with members asking for their comments on the proposed preliminary plan before them. He asked that only members may comment but the public was welcome to listen. This will help with the review scheduled for 9/25. Mr. Holloway asked that Mr. Spangler attend the 9/25 meeting.

With no further business the meeting adjourned at 10:10 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary