

**PENNSBURY PLANNING COMMISSION MINUTES
OCTOBER 9, 2007**

Chairman William Holloway called the meeting to order and the minutes were approved as submitted. Present: Bill Holloway, Michael Lane, George Beer, Mike Washko, Barbara Kurowski and Kathy Howley. Also in attendance was John Spangler, Township Solicitor.

Line House Sketch Plan – no one was present representing the plan. However, a number of residents who live on Raintree Road in the township were present to discuss the plan. Mr. Holloway stated that since no one was here for the plan, it would be counterproductive to discuss it. He did state that the plan proposes subdividing 5.68 acres in PA into 2 lots. One lot of 1.63 acres would contain the Line House on Kennett Pike and the other lot along Raintree Road would be 3.82 acres. Raintree Road is a private road in the township. Residents expressed concern with regard to the 3.82 acre lot being combined with contiguous land in Delaware and being used for a soccer field by the Centerville School. Mr. Holloway stated the use would not be “by right” and this proposal only speaks to subdividing land into 2 lots – not the use. If and when the use is determined, more hearings would be held and the residents would get notification of it. Susan Hauser, Chairperson of the township Historical Commission did comment that there is substantial evidence that the Line House is not part of the Underground Railroad.

Pennsbury Village Preliminary Plans – Tim Filler, Steve Woodward, Frone Crawford, Tom Kummer and TPD Traffic were present to discuss the revised preliminary plans. Mr. Houtman has not gotten a copy yet. The following was noted:

West parcel – items 7, 8, 9 in Houtman’s letter – they did reorient the hammerhead turnaround and provide an emergency access way onto Hickory Hill Road.

Changed the “eyebrow” area – compressed area to the south because of the shift in the road. Condo edge does cut into setback lines. Houtman’s letter suggests the eyebrow area could be more commercial because of what is surrounding it. However, this produced too many negatives for the developer and they kept it residential.

East parcel – changed 3 housing units to twins.

Loading zones – not needed since the commercial area is limited.

Showed another plan with a right in, right out for the eastern parcel. This would be at the eastern corner near the antique mall. The western parcel will have access on Hickory Hill Road and tie into the traffic light across township property.

TPD submitted a response letter and revised traffic report which will be sent to our consultant Pennoni for review and comment.

Landscape architect Tom Kummer stated that he will comply with all items in Anne Walter’s review letter. Mr. Holloway noted that Planning Commission member, Michael Lane is also a landscape architect and submitted his review which supports Anne’s letter. A copy of given to Mr. Filler and the following noted

narrative describing intent should be included

position of plantings in easement

plant impact on retention basin

plants are shown in spillway. Use of plants on borders not explained.

Sycamore tree – will probably come down per Mr. Filler who believes it to be hollow on the inside. If tree stays, it needs to be protected and shown on the plan.

type of plantings along Rt. 1 corridor need to be moved back.

general screening comments. Consistency in street trees and placement.

Barbara Kurowski expressed a concern about how plantings will be protected from deer.

Bill Holloway comments on notes taken from a workshop with members:

Road bisecting sight is not desirable. Would like to see the road behind the building. Better planning. If this can't be done, then right in, right out for the eastern parcel.

T intersection street – not desirable

Proximity of residential units to commercial is a concern

Dead end parking in commercial area is a concern

Bank use not desirable

Suggest some type of ramp at east end of park on eastern parcel

Tighter layout of units would produce more open space and better road layout

Fire separation between units – a concern

Utilities would go along proposed road across township property. If this does not occur, then must find other areas for utilities. The pond would be used for storm water management. Mr. Filler would like the township to consider both the revised preliminary plan and the plan showing right in, right out for the eastern parcel. With no further business the meeting adjourned at 9 p.m.

Respectfully submitted:

Kathleen Howley, Recording Secretary