

**PENNSBURY PLANNING COMMISSION MINUTES
NOVEMBER 13, 2007**

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

Line House Sketch – Michael Lyons was present representing Centerville School along with Tim Dewson who is the prospective buyer of the Line House. He proposes to use the building as office space. Mark Zeigler presented a 2 lot sketch plan showing the Line House on one lot and open space on the other lot. No new construction is proposed. Bill Holloway recused himself before the presentation started and Steve Bucci chaired that portion of the meeting. There is proposed a deed restriction for further subdivision of both lots. There is a 2 acre minimum requirement and the applicant is petitioning both PA and DE since the lots traverse state lines. Residents mainly of Raintree Road were present and expressed their concern with a potential soccer field being built in the open space by Centerville School. Mr. Lyons stated there are no plans for a soccer field. It was reiterated that any use of the property other than what it is zoned for must go before a zoning hearing board, either in PA or in DE or both. There will be plenty of time to discuss issues of concern when a final plan is presented. Access to Raintree Road from the open space lot is in question and this must be clarified.

Kasowski 2 lot subdivision – A review letter was received from Matt Houtman. Also received were county comments. It appears that one well serves 3 dwellings. A note will be placed on the plan stating that if the property is conveyed to someone outside the Kasowski family, then new wells must be drilled to service the dwellings. With no further discussion members recommended approval of the plan conditioned upon all items in the County Planning Commission letter, Mr. Houtman's letter and the County Health Department are resolved before signing and recording.

Sunrise Proposed Ordinance – John Snyder was present representing Sunrise Development. He stated that the proposed ordinance reflecting Mr. Houtman's comments in his August, 2007 letter was sent to the County for their review. A letter reflecting their review comments was received today. It was noted that Mr. Houtman has not seen the "revised" ordinance addressing his letter and members would like his comments on this sent to the supervisors before adoption. Members agreed the use should be "by right" and not conditional use. Michael Lane stated that he would expect more than "minimum" for the landscaping and recreating portions of the land development plan when submitted by the applicant. With no further discussion George Beer moved to recommend approval of the proposed language with conditions: the height is not more than 45 ft. measure to the mean, Mr. Houtman reviews the "revised"

ordinance and his comments sent to the supervisors, and it is “use by right”. Motion passed with 4 yes and 2 no (Bill Holloway and Mike Washko). Lynn Luft questioned the property’s sewage capacity to handle this type of development. This will be addressed when plans are submitted.

Pennsbury Village Preliminary Plans – Steve Woodward presented the revised plans and when over all items listed in Mr. Houtman’s letter. Mr. Houtman did not have comments on the revised plan yet. Mr. Woodward pointed out to all present the most significant changes to the plan. It was noted that there has not been a separate review letter from Mr. Houtman on the storm water management plan. Ms. Howley will follow up with this. There is a site triangle waiver requested to the Board of Supervisors. There are no variances needed. Michael Lane pointed out that there should be no storm water management under the tree line along Route 1 and this was confirmed.

Alex Meitzler of Pennoni Assoc. commented on the revised plan regarding traffic impact. Most of the comments pertained to Hickory Hill Road flow and a copy of his letter was given to the applicant. He also commented on the alternate plan of a “right in, right out” entrance off Rt. 1. There would be traffic impact going south on Rt. 1 at Ponds Edge Drive for people making U turns and additional coordination with the entrance to the antique mall next door. He pointed out the need for an emergency access for the eastern parcel. Entrance onto Route 1 at a traffic light intersection is always safer but right in, right out could be done.

Mr. Holloway stated that members would like to see the proposed road across township property be closer to the front of the township building as was shown in previous plans with the maintenance area being relocated to another part of township property. This would keep a larger portion of our property open for our future use and not cut in half. With no further discussion the members voted to recommend approval with the following conditions: all comments from Mr. Houtman and Anne Walters be satisfied, the road across township property be moved closer to the front of the township building. Barbara Kurowski seconded the motion, motion carried with George Beer abstaining.

Parker Preserve Landscaping Plan – has been revised reflecting an agreement between Tony Dambro and Dr. & Mrs. Tony Sciscione who own adjacent property. The issue is property screening be in place along the border of the Sciscione property and those lots next to his home. Both parties agree to the change in the landscaping and this plan will be attached to the agreement, the agreement also signed by the township and recorded. Members moved to recommend approval with Michael Lane abstaining.

With no further business the meeting adjourned. At 10 p.m.

Respectfully submitted, Kathleen Howley, Recording Secretary