

**PENNSBURY PLANNING COMMISSION MINUTES
AUGUST 26, 2008**

Chairman Mike Washko called the meeting to order at 7 p.m. Present: Mike Washko, Bob Crandell, Aaron McIntyre, Jim Ware, Michael Lane, Lynn Luft, Barbara Kurowski and Kathy Howley. The minutes were approved as submitted.

Windmill Hollow (Sanford) Subdivision – Marine Hollinghead was present to discuss the submission of this subdivision. She stated the following and will await the review letter from Mr. Houtman before returning to the township:

- 160 acres – 11 new lots all greater than 10 acres
- 105 acres under easement and other acres under pledge
- 44 acres along Rt. 1 is not part of this plan. Mr. Sanford is open to any suggestions for conserving this lot.
- Mr. Sanford's lot is 40 acres with the main estate
- Lots are restricted to further subdivision
- Road will be dedicated to the township
- The Brandywine Conservancy will issue their review letter shortly and we should get a copy

Springdale (Mendenhall Farm) Preliminary Subdivision – John Deimer was present to go over Mr. Houtman's review letter. Also the County Planning Commission letter will be reviewed. This is a 5 lot subdivision, all driveways off of Hickory Hill Road, on lot water and sewer.

Mr. Houtman was present and went over items in his letter for discussion with members. The following was noted:

- Our attorney will be consulted with regard to the language of the easement and what can be calculated in the area of a lot.
- Soil clarification for lot 5
- Identify flood hazard district
- Check sight distance for driveways. Members asked that there be shared driveways to minimize runoff and access onto Hickory Hill Road. Applicant declined.
- Storm water management will be very important for this area since there is existing flooding on the property across the road from lot 4.
- Members asked if the railroad might be contacted to get their master plan which might show a pipe under the railroad on the east side of Hickory Hill Road.
- Sewage facilities on lot 5 are included in the eased land on that lot.
- Drainage for lot 3 may be a concern

Revised plans will be submitted to Mr. Houtman tomorrow. Mr. Houtman will issue a review letter on the revised plans for the next PC meeting on 9/9.

The next meeting will be 9/9 at 7 p.m. with the Springdale Farm review and at 7:30 p.m. with the Chester County PC to continue the update of the zoning ordinance.

With no further comments the meeting adjourned at 8:45 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary