

**PENNSBURY PLANNING COMMISSION MEETING
APRIL 12, 2016**

Dennis Smith called the meeting to order.

Present: Dennis Smith, Bob Crandell, Jeff Streitl, Jim Ware, Lynn Luft, and Matt Houtmann, Township Engineer.

Adoption of the 3/22/ 16 Minutes were deferred until the next PC Meeting.

The Springdale Farm Minor Subdivision Plan, located at 1250 Hillendale Road, was presented by Daniel McKenna, project Engineer for Wilkinson & Associates, representing CFP Associates, owners of the property. Mr. Carl (Bunny) Meister, real estate agent for CFP Associates, was also present.

The property consists of 59.5 acres, 6.9 proposed for Lot #1, which will contain the 18th and 19th century Historic Resources from the Mendenhall family farm, and Lot #2, consisting of 53.0 acres, which will contain the 21st century Riding Ring and Stables. Lot #2 has two easements, A & B. Easement A contains the upland area close to Hillendale Road and Easement B includes the land behind and below the Riding Ring and Stables. The Ryland Group owns a lot (Tax Parcel 64-005-0020.600) fronting on Hickory Hill Road that has land in part of Easement B, south of the railroad tracks. The Ryland lot is not included in the Subdivision.

No structures are proposed with the subdivision. Mr. Meister suggested the deteriorating buildings on Lot #1 could be torn down. Lynn Luft pointed out Springdale Farm was listed on the National Register of Historic Places, and included as a Class I property in the 2009 Pennsbury Historic Resources Survey. Most of the buildings on Lot #1 are designated as contributing resources to the farm, which has been in existence since before the Revolutionary War. The Historical Commission has sent a letter to the Planning Commission concerning the subdivision application. Mr. Meister was given a copy of the letter.

Matt Houtmann reported that he had spoken with Mr. John Smith, of Newtown, PA, one of the Springdale Farm owners, on 4/12/16. Mr. Smith said the goal was to operate Lots #1 and #2 independently, although they could still be bought together.

Since Lot #1 contains two dwelling units on less than ten acres, Matt Houtmann has asked Tom Oeste, Township Solicitor, about the second DU. Current Township Zoning requires ten acres for two dwellings.

Bob Crandell asked if subdivision were necessary without a prospective buyer for the 6.9 acre parcel. He suggested adding more land to the Hillendale Road part of Lot #1, to provide ten acres in order to comply with Pennsbury requirements for a two dwelling property. Mr. Meister said he thought that would be advantageous and he would discuss the possibility with the owners. Mr. Meister would also ascertain whether the previous prospective buyer was interested in purchasing Lot #1.

Matt Houtmann stated he would clarify the terms of the easements with Tom Oeste and contact Mr. McKenna. Mr. McKenna and Mr. Meister will be back in touch with the Township. The application was filed March 2nd, with March 8, 2016 the official start of the review period.

Ms. Trish Bohn, a Pennsbury resident, attended the meeting to ask about removal of construction material from a neighbor's front yard on Hanover Drive. She had contacted Rusty Drumheller. Dennis Smith advised her to contact the Township again, since the Planning Commission has no authority in that area.

The proposed Cultural Conservation District, which includes Longwood Gardens and Municipal properties, was discussed without resolution of points of disagreement. Dennis Smith decided to wait until two absent PC members and Kathy Howley were present for a more complete exchange.

The prioritization of 2016 goals was briefly covered without a decision. Jeff Streitl gave a short summary of the April 7th Conservation Panel Discussion held at the Route 1 By Pass Dansko property to encourage the preservation of open space and agricultural lands in Chester County.

Respectfully submitted,
Lynn Luft

