

PENNSBURY PLANNING COMMISSION MINUTES
DECEMBER 11, 2017

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Dennis Smith, Jim Ware, Lynn Luft, Corinne Murphy, Jeff Streitl and Kathleen Howley. The minutes of November 13, 2017 were approved as submitted.

Brenn 2 Lot Subdivision – Dennis Smith gave a synopsis of review activity thus far. Ken Crossan, Brenn's engineer, was present to go over changes suggested by the township and to address Mr. Houtman's review letter of December 2, 2017. Mr. Houtman confirmed changes that were made. Also present was the Brenn's neighbor, Mrs. Haggerty whose property is impacted by the subdivision. She had some questions about septic and well placement on the new lot being created by the subdivision and also wanted to point out the possibility of wet soils if there is a bad winter. Because of runoff, some of the soils will become wet. She has no objection to the new lot being created. Mrs. Luft commented the impact study consultant was a good choice by the applicant and the study was well done.

There is one waiver request and that is the fee in lieu of open space per our ordinance. Since there is no open space involved in this 2 lot subdivision members moved and unanimously passed the motion to recommend supporting this waiver before the Board of Supervisors. Ken Crossan pointed out to Mr. Houtman that note #14 wording on the plan was changed as requested. Members acknowledged completion of their review of the changes to the plan. It was noted that Mr. Oeste is working with their attorney on the legal documents. The Brenn subdivision is on the agenda for the 12/13 supervisor's public meeting.

Pennsbury Inn – Dr. Lewis was present with his realtor as well as the Pennsbury Inn's realtor regarding the potential to change the use of the Inn which is for sale. He proposes to purchase the property and live there with his wife and children and renovate the building to accommodate his veterinary practice. He specializes in veterinary dentistry. Members advised him that the Inn would be a difficult property to convert since it is historic, access is limited and not sure the use would be allowed. Dr. Lewis was also looking at the Ten Gallon Hat property which is zoned highway commercial and has the barn as well as an historic house where he could live. The use maybe be allowed under certain conditions and he would have to research it more. He thanked members for their input and will consider all suggestions.

FEMA has advised the township that the definition of new construction in our ordinance needs to be changed to reflect the new date for flood maps. This amendment was drafted by Mr. Oeste for member review and comment. With no further discussion it was moved and passed unanimously that the draft be adopted by the township.

Jim Ware gave an update on KARPC activity. That group may reduce the number of meetings per year. Most of their agenda items like fire, police and EMS has been or is being addressed. The planning seminar is tentatively set for Monday, January 22, 2018. Time to be announced. With no further business the meeting adjourned at 6:45 p.m.

Respectfully submitted: Kathleen Howley, Recording Secretary