

**PENNSBURY PLANNING COMMISSION MINUTES  
JANUARY 28, 2020**

Chairman Dennis Smith called the meeting to order at 5:30p.m. Present: Dennis Smith, Lynn Luft, Jim Ware, Jeff Streitel, Mike Clements and Kathleen Howley. The minutes of January 14, 2020 were approved as submitted.

**Hall 4 Lot Subdivision** – Allen Hill, Hillcrest Assoc. was present to present a revised plan addressing the proposed flag lot as well as lots 2 & 3 along Cossart Road. Also present were Mr. & Mrs. Hall and their attorney Mr. Wilks. Mr. Hill stated that the plans were revised to comply with the riparian buffer ordinance, all trees noted on lot 4 that would be impacted by the proposed driveway, lot line along the neighbor's lot has been moved further east as well as lot lines for lot 3 changed. Mr. Hill asked that members can advise the supervisors of the changes so they can come to the next meeting on February 19<sup>th</sup> and supervisors can made a decision to move the plan forward. Ms. Howley reminded Mr. Hill that at the last supervisor's meeting it was agreed that the applicant provide a grading plan as well as tree location on lot 4 to the township before a site visit by the supervisors be scheduled. With these plans Matt Houtman and Board members could visit the site and be ready to address the plan at the next meeting on February 19<sup>th</sup>. Mr. Hill will send copies of the revised plan to Ms. Howley tomorrow for the Board. He will also email the plan to Matt Houtman for his review.

**Open Space Design Option Revisions** – Ms. Howley reported Mr. Oeste will be drafting these and submit to the PC for their comment. **Solar Ordinance modifications** – The supervisors have asked the PC to consider some type of modification to the regs to allow small solar installation without going to a conditional use hearing. Mike Clements will do some research and draft parameters for members to consider. This type of installation would still require a building permit.

Lynn Luft talked about the proposal to demo the Ramsay House at the corner of Rt. 52 and Fairville Road. The property is owned by Spence Qualls. The HC report on this request was sent to Rusty Drumheller as well as the Board of Supervisors for review and comment.

The next Planning Commission meeting is scheduled for 2/25/20 at 5:30 p.m. With no further business the meeting adjourned at 6:35 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary