

**PENNSBURY PLANNING COMMISSION MINUTES
DECEMBER 15, 2020**

Chairman Dennis Smith called **the virtual** meeting to order at 5:30 p.m. Present: Dennis Smith, Corinne Murphy, Lynn Luft, Jeff Streitl, Jim Ware, Township Engineer Matt Houtmann, and Kathleen Howley. The minutes of December 3, 2020 were approved as amended.

HALL FINAL SUBDIVISION – Tom Schrier of Hillcrest Assoc. as well as Patrick Hall were present. Mr. Houtmann’s review letter of December 11, 2020 was discussed. The following was noted:

1. Tom Schrier noted that the driveway to lot 2 was relocated to Fairville Road while lot 3 driveway stays on Cossart Road. This eliminates the shared driveway easement which is more desirable for a potential buyer. Mr. Houtmann confirmed this was acceptable.
2. The applicant will look at the SLDO provision for open space in lieu of as noted under #4.
3. There are three outstanding permits as noted under General Comments; Chester Co. Conservation Dist., PADEP Planning Module and General Permits. All are being worked on and in the process of being approved.
4. Storm Water Management #6 – impervious coverage will be look at during the LDP permit process.

Mr. Houtmann reviewed each section of the review letter with members and answered any questions. The primary issue under zoning #2 is the landscape plan Exhibit A-9 in the Conditional Use Decision. The final plan depicts something other than what was agreed to at the CU hearing. Mr. Hall agreed to change the final plan back to what was agreed to in the CU decision. With no further discussion, Dennis Smith moved to recommend approval of the final plan with the condition that all items in Mr. Houtmann’s letter of December 11, 2020, shall be addressed appropriately as well as the plans reflecting landscape plan Exhibit A-9 of the CU hearing. The motion was seconded by Corinne Murphy. A vote was taken. Four members voted yes and one no. Motion passed.

There was additional discussion on the solar energy amendment draft presented at the last meeting. Members were to send Mr. Clements any additional language for amendments which they will follow up on. Mrs. Luft also added she would like to see consideration for landscaping incorporated into an amendment. Dennis Smith will check back with Mike Clements on the draft progress. The Brandywine Conservancy has agreed to help with the wording of the draft amendment. The next meeting will be the organizational meeting on Tuesday, January 12, 2021 at 5 p.m. Dennis Smith noted that Jim Ware is retiring from the PC. He has been a member since 2008 and members acknowledged and thanked him for his service to the township. He will be missed and we will be sure to contact him for a proper gathering for him after COVID. With no further business the meeting adjourned at 6:40 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary