

**PENNSBURY PLANNING COMMISSION MINUTES
FEBRUARY 8, 2011**

Chairman Bob Crandell called the meeting to order at 7 p.m. Present: Bob Crandell, Jim Ware, Lynn Luft, Margo Leach, Chip Horne, Troy Brady and Kathy Howley. The minutes of 1/25/11 were approved as amended.

LeFerve Subdivision – there was discussion at the 1/25 meeting on Parkersville Road and if it were a collector. Members agreed that according to our zoning definition, this road is a “collector” road.

The revised plans for Penns Village and letter from the engineer, Joe Viscuso was handed out to all members. They will await review letters from Anne Walters and Matt Houtman. The 2/22 meeting has been cancelled and the next planning commission meeting will be Monday, March 7th at 7 p.m. and also Tuesday, March 15th at which time these reviews letters will be discussed.

Kathy Howley reviewed with members the subdivision and land development process. The following was covered:

- Distribute a flow chart for sketch, preliminary and final plans
- Township encourages sketch plan submission first. There is no time clock or cost to the applicant
- There is a 90 day time clock for preliminary and final plans
- At submission, plans are submitted to our engineer, landscape architect (if appropriate) health department and county planning commission. When all review letters are received, the planning commission proceeds with their review and give the supervisors a recommendation of approval or disapproval at the end of the process.
- Discussed what constitutes a minor and major subdivision. Depending on the scope of the project, impact statements maybe required from the developer. This is all spelled out in the land development and subdivision ordinance.
- Encouraged new members to attend seminars on the MPC, zoning and subdivision process given in the county.
- Special exception, variance and conditional use process discussed.
- Members are advisory only

With no further discussion the meeting adjourned at 8:15 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary