

**PENNSBURY PLANNING COMMISSION**  
**AUGUST 8, 2005**

Chairman Bob Crandell called the meeting to order at 7:30 p.m. Present: Bob Crandell, Scotty Scottoline, Michael Lane, Tony Sciscione, Steve Bucci and Kathy Howley. Minutes were approved as corrected.

**PN vs RC Lane Use Map** – in the proposed update of the Comprehensive Plan, the land use map has designated the corner parcel of land on Rt. 1 and Chandler Road as PN (planned neighborhood). Alma Forsyth commented that this property has multiple land constraints and could never really be densely populated as in a PN area and should be RC (resource conservation). After some discussion, members agreed that this area should be RC and the County PC will be notified.

**Spano Sketch** – Mr. Spano and his land planner, Bob Heuser, were present to go over a sketch of a proposed equestrian development on 31.9 acres adjacent to Mr. Spano's house. The following was noted:

The development will have a private road maintained by the HOA

It will be an equestrian oriented private community

Will use the open space design option of our ordinances which yields 9 lots

60,000 sf minimum lots with net area of 1 acre

53% of land remains open space

There will be an equestrian center on the 10 acre parcel which currently has a conservation easement on it. Alma Forsyth, Pennsbury Land Trust, stated that this type of use on this parcel does not violate the conservation easement. There will be an apartment in the barn for a caretaker.

The proposed cul de sac will be constructed according to our ordinances.

Mr. Spano plans on erecting a home for himself on the site and sell his current home.

Michael Lane asked Mr. Spano to consider making smaller lots and putting the additional acreage in open space with an easement on it. He also asked that the access road to the barn not come off a path behind East Pennsbury Way but come off the main entrance to the development. Mr. Spano commented that this path would be stone and access off the main road would be prohibitive because of wetlands and steep slope. However, he would look into this. Members did walk the site and concur that the home locations are best suited as shown on the plan. Mr. & Mrs. Kasowski were present and stated Mr. Spano did approach them and asked if they would like to sell him a portion of their adjacent property but they declined. They would like to keep it for future possible development but access is difficult. Possible future access may be feasible through the Spano site. They will talk further with the supervisors about this. Members advised Mr. Spano that his next step is to proceed with engineering and a formal submission.

**Steger Gowie – Chadds Ford Investments** – John Rosencrans was present and asked members about increasing the parking area on this commercial lot. A dentist would like to lease the bottom floor of the building and they must go back to the zoning hearing board for increased parking since this property had a decision rendered a few years ago. John presented a plan for this and asked for comments before proceeding forward.

**Proposed amendment for additional dwelling on a lot** – A draft of an amendment was submitted by Steve Woodward. He would like to build a home on the Woodward Farm located on Brintons Bridge Road without having to subdivide the property. They would like to keep the farm in tact and continue to provide open space. Other townships have addressed this option in their regulations and he would like Pennsbury to do the same. The draft was reviewed by members and Mr. Scottoline gave his comments to other members. A copy was also given to Mr. Woodward. John Spangler was present

and commented that the goals to promote open space and agriculture are good but the criteria to do so must be spelled out in the amendment. Mr. Spangler cautioned members on where he thought the substantial changes were from our present ordinances. He also advised not to spell out who shall live on the property because this is hard to police. Members stated that the ordinance must be written for the whole township and not just for one property owner. Mr. Woodward stated he would like to keep the process simple, without subdivision in order to keep it in the family. Members will further discuss this with the supervisors at the August 29<sup>th</sup> joint meeting.

Dark Sky Lighting standards – Mr. Scottoline commented that he had just gotten the sample ordinance from the County (Kennett Township's example) and has not had time to review it. Members will be emailed a copy for review.

With no further business the meeting adjourned at 9:30 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary