

PENNSBURY TOWNSHIP PLANNING COMMISSION MINUTES
APRIL 11, 2006

Vice Chairman Scotty Scottoline called the meeting to order and the minutes approved as submitted. Present: Bob Crandell, Michael Lane, Scotty Scottoline, George Beer, Tony Sciscione, Steve Bucci and Kathy Howley. Also present were Susan Hauser, Historical Commission Chairperson and Alma Forsyth, resident.

Proposed Service Road – Matt Houtman submitted a letter and plan outlining a proposed service road from Ponds Edge Drive going west through Chadds Ford West and connecting with the park. Supervisors Wendell Fenton and MaryAnna Ralph were also present to discuss this with members. There was also a discussion on the proposed road into the park from township property. There are 3 scenarios proposed by the developer Tim Filler. This road would service the park and east parcel next to the township building. The proposed development of the east parcel is for a residential community of 55 homes. The supervisors would like members to pick one scenario as favored because they intend to go to the County to ask permission to use parkland for this road. Members will respond to the supervisors by April 25th. Mr. Filler will flag the proposed road and members will walk the park to view this. Mr. Filler will also do additional test pits in the park for proposed sewage beds. Mrs. Ralph also stated the township was looking into taking the two lots in the park, combining them and moving them up towards the township building to add onto township property.

Jenny Fenton was present and stated she would prefer not to see any road servicing the Filler development through the park. Alma Forsyth also stated she thought there might be an easement issue for the Land Trust since the road would not solely be used for the park. The easement would have to be changed and agreed to by the Brandywine Conservancy along with the County agreeing to this.

Wes Atkins Sketch – 3 lots – McFadden Road – Mr. Atkins proposes a 3 lot subdivision off McFadden Road. He wishes to purchase a 50 ft right of way through the Sweed property for access to these lots. This would come off of a portion of McFadden Road that was abandoned years ago. Access to the lot today has been over a right of way in front of the Sweed property. There was also a question as to how the second lot on the Sweed property would be accessed. Members recommended he talk to Matt Houtmann about this before he goes through engineering.

Comprehensive Plan Draft – Supervisors Fenton and Ralph were present to discuss the draft with members. The following was noted:

The recommendation list should be shortened. This list is a bit overwhelming and unrealistic for implementation as noted in the plan.

Purchase of development rights have been done in the township and noted in the plan.

Look at possibly clustering of properties to encourage additional purchase of development rights.

Official map – was explained and how it works. The plan simply recommends the township consider this.

Ag District – we do have an agricultural security district but not zoning.

Regional cooperation – members stated this is emphasized in the plan when appropriate. We are members of the Regional Planning Commission.

Public/Private roads – Mr. Fenton asked if the township must take over the roads if requested. Ms. Howley will ask Mr. Spangler to confirm.

There was discussion on land use categories. It was noted that the plan is not regulatory but a policy document.

Most comprehensive plans follow the same format

Mrs. Ralph stated she was satisfied with the draft and will continue to review it.

The next meeting will be the public informational meeting on the Comp Plan on April 25th at 7:30 p.m.
A notice has been sent out to all residents in the township.
With no further business the meeting adjourned at 9 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary