

**PENNSBURY TOWNSHIP PLANNING COMMISSION MINUTES
AUGUST 8, 2006**

Vice Chairman Scotty Scottoline called the meeting to order at 7:15 p.m. Members present were Scotty, Bob Crandell, Michael Lane, Tony Sciscione and Steve Bucci. Minutes were approved as submitted.

Mendenhall 2 lot subdivision – A letter was received from Matt Houtman and was reviewed by members. The Mendenhall's are subdividing a 2+ acre parcel at the corner of Hillendale and Hickory Hill Road which will be a dedicated township park with a walking trail from this site along Hillendale Road. This is being done in conjunction with the purchase of development rights by the township and Land Trust for part of their farm. This 2+acre parcel will ultimately be owned by the township and be public land. It will be fenced and there has been some preliminary discussion as to the use but nothing definite yet. With no further discussion the members moved to recommend approval of this subdivision with the condition that all comments in Mr. Houtman's letter be satisfied.

Centerville School 3 lot sketch (Line House) – Mark Ziegler was present to discuss a 3 lot sketch plan for property owned by the Centerville School off Rt. 52. The property contains the historic Line House half of which is in the state of Delaware and the other portion in Pennsylvania. They propose to subdivide the house with 2 acres and also create two other building lots. It was noted that this is only a sketch plan. Mr. Ziegler commented that athletic fields instead of building lots have been discussed in the past but to his knowledge is not something on the table at present with the school. Susan Hauser commented on the historical significance of the Line House and other structures in the area specifically ruins on Mr. Kuniholm's property. She also confirmed that the underground railroad probably was not located here. It was noted that since these lots would be located both in PA and DE that it was have to go before the zoning hearing board to get approval for a non-conforming lot. If athletic fields were entertained, this would also have to go before the zoning hearing board for a special exception. Residents present (Welsh and Moravanti) expressed their concern regarding parking, lighting and noise if athletic fields were approved. It was suggested that perhaps the residents of Raintree Road (private road) might be interested in purchasing the ground from the school and putting a conservation easement on it to keep it open. Access to the proposed lots off of Raintree Road would have to be confirmed. Mr. Ziegler will take these comments back to Centerville School.

Proposed Billboard ordinance – members again reiterated their recommendation to put this in the LI district and if the supervisors did not accept this recommendation, postpone the adoption of this ordinance. The meeting adjourned at 8:15 p.m.

Respectfully submitted, Kathleen Howley, Recording Secretary