

PENNSBURY PLANNING COMMISSION MINUTES
APRIL 10, 2007

Vice Chairman Steve Bucci called the meeting to order at 7 p.m. Present: Steve Bucci, Michael Lane, Bob Crandell, George Beer, Barbara Kurowski, Michael Washko and Kathy Howley. The minutes were approved as submitted.

Trails – Michael Lane reported that he has been working with Sheila Flemming of the Conservancy regarding the establishment of a greenway. She is working with other surrounding townships and this is proving to be a very ambitious project. The members suggested that at the appropriate time, she present her findings to them. Ms. Howley mentioned the Wolf property at the corner of Rt. 1 and the bridge over the Brandywine. Could this potentially be a good public access site to the river. Mr. Lane stated he had walked the property and it would perhaps prove to be too problematic to lend itself as an access point.

Fairville Village – Ms. Howley reported that there are several property owners in the Village that are looking to repair/upgrade their sewage systems. Since there is little ground in the village for sewage disposal, the township might want to explore partnering with the owners to put together a concept plan for the village. The township did meet with them previously, but they expressed no interest. Mr. Beer will contact them again to see if there is any energy for this type of plan.

Barbara Kurowski will attend the 2020 Under One Roof program on April 19th. Barbara and Mike Washko were asked if they could attend a planning course. They will check their calendars.

Springdale Farm (Mendenhall) – Steve Echinger and Mr. Seed were present to answer questions about the preliminary plan. Mr. Houtman issued a review letter that day and everyone has not had the opportunity to study it. Mr. Houtman could not attend the meeting because of a conflict in his schedule. Members choose to not go over the letter in detail until Mr. Houtman could be present but had some general questions about the letter and plans. The following was noted:

The 10 acre lot with three dwellings – Mr. Seed commented that there are three separate dwellings. The back of that lot will be deed restricted for Mendenhall horse pasture. It was noted that only 1 additional dwelling could be on the lot and the house positioned so that it could be subdivided at a later date if necessary.

Perc tests must be shown on the plans as well as flood hazard district and wetland delineation. A DEP permit must be obtained for the common driveway. Also note on the plan the shared maintenance of the driveway.

Riparian buffer ordinance should be reviewed for this plan.

Cockeyville marble area should be noted on the plan.

The applicant was advised to have his engineer review the letter with Mr. Houtman, make necessary changes to the plans and have Mr. Houtman issue another review letter for members at a later date.

Parker Preserve – it was noted that the township now owns the 36+ acres of open space as a preserve. Mr. Lane commented that the township still must put together an open space management plan for this. Proper silt fencing should be in place during construction of the homes which is going on now. Rusty Drumheller and Matt Houtman should be aware of the property lines to observe and make sure there is no destruction of our open space.

With no further business the meeting adjourned at 8 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary