

**PENNSBURY PLANNING COMMISSION MINUTES**  
**MAY 8, 2007**

Chairman Bill Holloway called the meeting to order at 6:30 p.m. Present: Bill Holloway, Michael Lane, George Beer, Mike Washko, Steve Bucci, Barbara Kurowski and Kathy Howley. Mr. Crandell arrived after the discussion on Hawk's Crest. The minutes were approved as submitted.

**Hawks Crest Preliminary Subdivision Review**

Mr. Houtman was present to discuss his review letter. Mr. Padula of Register & Sons was present representing the developer, Mr. Spano. The letter was reviewed item by item and the following noted:

Westover Lane – a title search will be done to make sure abutting property owners do not have a right of way onto the lane.

The entrance will be illuminated by a development sign which adheres to our sign ordinance

All landscape architect comments in the review letter dated May 4, 2007 will be sufficiently addressed except for item 3 under "new comments".

Tree replacement standards section of our ordinance needs to be reviewed further and discussed.

The archeological study was completed and report submitted to the township. Copies will be sent to PHMC and our Historical Commission. Susan Hauser appreciated the developer doing this. Mr. Padula stated nothing of significance was found and no other study is necessary. Mr. Beer stated that the author of the study should have their resume included.

It was noted that the maintenance of the private road and storm water management is very important and should be sufficiently addressed in the final plan review.

Neighbors across Brintons Bridge Road had some concerns about storm water at the entrance. Mr. Padula stated they have been addressed on the plan.

It was suggested that Belgium block be used for the curbing of the private road.

Mr. Houtman further stated that once the items noted in his review letter are addressed, then final review will concentrate on storm water and road maintenance management. There was a motion to recommend preliminary approval to the Board of Supervisors conditioned upon resolution of outstanding items in Mr. Houtman and Mrs. Walters letters of review. Motion carried.

**Ann McCoy Sketch Plan**

Andy Johnson, Paul Haldeman, Tim Dewson, Dan Lutz and Woody Dreeson were present to discuss a proposed 3 lot subdivision of the McCoy property which is approximately 29+ acres on Fairville Road. The property is next to the Dewson land and Mr. Dewson has an agreement of sale for the McCoy property. Mr. Johnson presented sketch plans which shows 3 lots: +5 acres to be attached to the Dewson property, a 10 acre parcel with a building envelop next to that and another 15+ acre parcel with the existing McCoy farm structures. Mr. Dewson is exploring alternates for access to the parcels given the fact that there is a stream and wetland crossing off of Fairville Road. He also intends to conserve 26 of the 29 McCoy acres. Mr. Lane suggested that since there is a stream and steep slopes involved, Mr. Lutz would check with PHMC on any other studies that might be required. Member's comments were favorable for this proposed subdivision. Mr. Holloway abstained from comment since his firm may, in the future, be involved with this project.

Mr. Beer gave an update on the status of Fairville Village ownership.

A revised draft of the billboard ordinance was reviewed. The main change was the designation of the

HC district for inclusion of billboards. With no further discussion the members recommended approval.

Comments were received from the Chester County Planning Commission on the Springdale Farm subdivision. The application has not come back yet with any revisions to the plan.

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

Respectfully submitted:

Kathleen Howley  
Recording Secretary