

**PENNSBURY PLANNING COMMISSION MINUTES  
DECEMBER 12, 2007**

Vice Chair Steve Bucci called the meeting to order at 7 p.m. Present: Steve Bucci, Mike Washko, Michael Lane, Barbara Kurowski and Kathy Howley. The minutes were approved as amended. Kathy Howley announced that the **vision partnership grant** applied for the historic survey has been granted to the township by the county. Work will start with the consultant in January.

**Dewson 3 lot Sketch**

Don Lutz representing Mr. Dewson was present to discuss a sketch plan for the 26.5 acre lot on Fairville Road that Mr. Dewson owns. He proposes to subdivide it into 3 lots, one lot being accessed by the present driveway off Fairville Road and the other two lots having access over a proposed driveway. They will be applying for a stream crossing with DEP. Members noted previous discussion with Mr. Dewson mentioned a possible 2 lot subdivision and now there are 3 lots proposed. Mr. Lutz stated the lots would be further deed restricted from subdivision and there is an easement on lot 1 which will be increased to cover the additional acreage. Members thanked them for bringing the sketch in.

**Zoning Update with the County** – Mark Gallant and Hillary Krummrich were present to continue the update of the zoning ordinance. The following was noted and discussed for general regulations:

- Removal of top soil
- Utilities and underground wiring
- Sewage/water facilities
- Fence, wall, hedges
- Access & traffic control
- Emergency access
- Move some design standards to subdivision & land development
- Visual obstructions
- Parking and lighting standards – will continue discussion at next meeting
- Off street parking – should be a unified interior parking plan for Fairville Village

The County will return for the 1/22/08 meeting to continue the review. The Planning Commission will have their organizational meeting on Tuesday, January 8, 2008 at 7 p.m. At that time it will be confirmed the meeting dates for members during 2008. Ms. Howley will check with Mr. Houtman for his availability next year for meetings.

It was agreed that Michael Lane would sign the planning modules component 4A **for Pennsbury Village Planning Modules**. After much discussion and review of

county agency comments, Mr. Lane stated he wanted to discuss this with PC members missing. Ms. Howley will check with Craig Kologie to see if this document must be signed at a public meeting. It was also noted by Ms. Howley that planning modules for Sunrise Development and the updated Act 537 Plan has been submitted to the township for public review and comment. PC members will wait to see agency reviews before commenting.

With no further business the meeting adjourned at 9:45 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary