

September 5, 2006

The Board of Supervisors of Pennsbury Township held a regular meeting on Tuesday, September 5, 2006. All members were present and the minutes approved as corrected.

Dussinger Plan – Jennifer Abracht was present to explain to the Board the proposed subdivision plan in order to correct lot lines for the Dussinger property. Ms. Dussinger discovered upon purchase of her home that her pool and shed was located on a neighbor's property. The lot lines have been redrawn with the permission of neighboring property owners with no gain or loss to any property. They did check with Chester Water Authority for permission since there is a deed restriction on the land which the township was given by the Authority. Permission was granted by CWA. Ms. Abracht asked that application fees for the subdivision be waived because of increasing expenses. The Board did not grant this waiver and there is a township fee of \$250.00. She will check with the County about their fees. A copy was given to Matt Houtman for his review and this will be put on the agenda for the Planning Commission for September 12th.

Kathleen Howley, Manager, reported the following:

Confirmed with the Board that all subdivision plans submitted to the township shall include digital form PDF file and request auto cad form for all final subdivisions.

The County Assessor's office has granted tax exempt status for open space owned by the township in Ridge at Chadds Ford. I have asked the school district to recognize this status for this school year but have not heard back from them yet.

The minimum municipal obligation for our pension fund for 2007 is \$10851.

Sent a letter to the County Planning Commission requesting participation in the vision partnership program for the update of our zoning ordinance.

Received copy of geocache regulations for county parks. Will review and send the board a memo on this for our park.

Engineer Matt Houtman reported the following:

Parker Preserve – stone base has gone. Still waiting to hear from PennDot regarding their permit.

The township will be meeting with the Conservancy, TP&D this Friday at 8:30 a.m. to discuss a possible alternate plan for the proposed turn lanes that would not impact the Maguire property since there is an easement on it for the removal of trees.

Mendenhall Barn – Mr. & Mrs. Kunkle were present to discuss the proposed riding rink and barn that would be built in back of their property on the Mendenhall Farm. They object to the placement of the barn and hope the Mendenhall's would consider another location. The Board advised them that this is something that should be worked out between property owners. As long as the Mendenhall's meet all land regulations, they could put the barn/rink up. Mr. Drumheller stated that they did not need a building permit. However, they have obtained a land disturbance permit. Pat Mendenhall said they would be willing to work with the Kunkles but there are no guarantees on the outcome and as long as it would not cost them a lot of money to change. Mr. Fenton suggested that if there were changes, the Kunkles could share in that cost. The structure would have to be at least 100 feet from property lines. A Knoll resident stated that the curbing in the Knoll might have to be replaced. This curbing was defective and the township did received \$10,000 from the bonding company. Mr. Houtman will investigate this and have a recommendation to the Board by the next meeting.

Mr. Spangler stated that zoning amendments for the following were advertised for tonight. However, a review letter was received from the County that needs consideration and the amendments will be addressed at the September 18th meeting: Second dwelling, heliport, riparian buffer and a

subdivision note to be placed on all plans.

Mr. & Mrs. Gilmartin submitted a request for a conditional use hearing for a guesthouse on their property to be used for family members. They have received a required variance for their project. The Board scheduled this hearing for October 2nd and the planning commission will consider this application at their September 12th meeting.

Rusty Drumheller reported that he is following up with code violations on the farmhouse (Walls) on McFadden road and also the Mann property in the Knoll. He will also check out cars for sale on Rt. 52 near Fairville Inn.

Pennsbury Mill – Karen Wood reported that the Historic Preservation group is borrowing \$45,000 from the township in order to complete the project at the Mill. It was agreed that this money would be borrowed from the township open space money and an agreement will be drafted by John Spangler. They are also waiting for the Corp permit because of bog turtle clearance. Toth Brothers is in the process of doing the work at the Mill. School tours should start this Fall if all goes as planned.

Alma Forsyth reported the Scenic Byway Committee has received a federal grant in the amount of \$120,000. Mr. Fenton stated that the Committee should be involved in the proposed replacement of the Twin Bridge on Creek Road which will be coming up in the next few years.

Planning Commission – Mrs. Ralph stated members should have received a draft of an amendment for the MU district from Mr. Spangler that she had drafted. This should be considered at their 9/12 meeting.

Longwood Fire Company reported that there were 163 fire calls and 175 EMS calls in their service area of which approximately 20% were in Pennsbury Township. Ms. Howley has asked Mr. McKay for an article for our next newsletter which will be out by the end of this month.

Mr. Spangler requested an executive session after the meeting.

A bill list dated September 5th numbering 8263-8285 was submitted and approved for payment by the Board. With no further business the meeting adjourned at 9 p.m.

Respectfully submitted:

Kathleen Howley
Township Manager