

**PENN TOWNSHIP**  
**Planning Commission Minutes**  
**March 22, 2006**

**Members in Attendance:**

Marcello - Chairman, Selinger - Vice Chairman, Sinsheimer - Secretary, Bartels, Newbold, Stefanco  
Albert Federico - McCormick Taylor Engineers Terry Bonenberger - Penn Township Zoning Officer

Chairman Marcello called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.  
The meeting minutes from March 8, 2006 were reviewed. Motion to approve was made by  
Sinsheimer and seconded by Newbold – all voted in favor 6-0.

**Chester County Intermediate Unit - Southern Center for Arts and Technology – Preliminary  
Plan Review**

Applicant represented by: Joe Lubitsky – CCIU, Susan Phillips – Kelly Engineers, and Keith  
Lieberman – Schoor DePalma

The PC reviewed the letter of 2/17/06 from Al Federico - Township Engineer:

Items of discussion:

- The applicant must comply with #1-8 in the letter regarding Erosion and Sedimentation control, Sight Distance, Road Improvements, Lighting, Electric Distribution, Landscaping, etc.
- The applicant will need written agreement with Godsoe for easement and maintenance of the common drive, repaving of Godsoe driveway, landscaping and sewage etc.
- The Sewage Planning module shall include the Godsoe property
- The Township presently has no sewage capacity.
- #10 – *sight distances on Pennocks Bridge Road* - Susan Phillips said that a left turn lane will be provided and road elevation decreased to increase sight distance. The PC would like the elevation further decreased.
- Comply with #12-15 regarding easements and plan corrections.
- Contribution of \$24,000.00 for future improvements at Corby/Pennocks Bridge Roads and Rt.796 instead of contributing to Rt 796 and Baltimore Pike improvements.

Motion made by Sinsheimer to conditionally approve the Preliminary Plan subject to the applicant satisfactorily addressing issues enumerated in the March 17<sup>th</sup> review letter of Township Engineer, Al Federico; and agreement between the applicant and neighbor Ryan Godsoe for road easement, driveway paving, landscaping and sewage disposal. Further, that the applicant contribute \$24,000.00 for future improvements at Corby/Pennocks Bridge Roads and route 796, seconded by Selinger - all voted in favor 6-0.

**PC Vacancy**

An interview was conducted with Calvin Bonenberger, regarding the open position. The PC intends to make a decision at its meeting of April 26<sup>th</sup>.

**Storm Water**

Newbold spoke with Wes Horner and will have a revised document by 4/12/06.

**Road Ordinance Improvements**

Federico presented a design table to the PC. The Board will be working with him on a road ordinance.

**Bartels – Preliminary Plan**

This is for an age-restricted community on Corby road, within the CI district, consisting of 296 dwelling units on 122 acres.

Applicant represented by attorney John Jaros, Tim Smith of Iacobucci Bros. and Susan Matson of Kelly Engineers.

Areas of discussion included erosion and sedimentation controls, Corby Road improvements, stormwater management, stream crossings and sewage treatment. Also to be addressed is the 8-page review by Township engineer, Al Frederico that lists 62 issues to be addressed by the applicant. Where the applicant had indicated that information would be provided to the County Conservation District, it was pointed out that that information had to be provided to the Township also in order to review it for compliance with Township ordinances.

Because of stream crossings in the Flood Hazard District, the applicant is required to obtain Special Exception approval before the Zoning Hearing Board.

Mr. Jaros requested conditional Preliminary Plan approval. The consensus of the Planning Commission was that this would be premature at this point. Mr. Jaros indicated that an extension for review to June 11<sup>th</sup> 2006 was granted to the Township.

**Zoning Hearing - Bartels**

The PC is concerned about the proposed stream crossings, stormwater management, filling and grading on this tract. PC members plan to attend the hearings for the purpose of supplying information to the ZHB, to the extent that that body finds it of use in its deliberations. Further the PC voted that Denis Newbold prepare a document, listing concerns and suggestions, for submission to the ZHB at the hearing. Motion to approve was made by Sinsheimer and seconded by Marcello – the vote in favor 5-0 - Bartels abstaining.

At 10:30 p.m. motion to adjourn made by Marcello, second by Stefano all voted in favor 6-0.

Minutes taken by Linda Renzi, Assistant to the Planning Commission Secretary

Signature Approval: \_\_\_\_\_  
Thomas H. Sinsheimer, Secretary