

**PENNSBURY PLANNING COMMISSION MINUTES
DECEMBER 8, 2009**

Chairman Bob Crandell called the meeting to order at 7 p.m. Present: Bob Crandell, Lynn Luft, Aaron McIntyre, Jim Ware, Michael Lane, Barbara Kurowski, Kathy Howley and Supervisors Scotty Scottoline. The minutes were approved as submitted.

There will be a zoning hearing board meeting on December 21st and members were asked their comments regarding the request by Mrs. Adler to erect an addition to her home on Cossart Road for an art studio. Comments and questions arose as to screening from the road, length of "walkway" between house and studio, possible conversion of kitchenette and studio to a permanent living space.

The goals and objective seminar between the supervisors and planning commission members will be Saturday January 9, 2010 from 8 a.m. to noon.

Review of Final Zoning Draft

Jeannine Spiers and Susan Elks from the County were present to start the final review of the zoning ordinance. It was noted that the Vision Partnership grant timeline will expire January 31, 2010. We may be able to get another 6 month extension but this will be the last one so we must finish the review and have the public meeting by July, 2010. The following was noted:

1. Building Height definition – define it at lowest point front or back (change SALDO to comply)
2. Manufacture/Mobile Home – have to use these definitions per state and federal regulations
3. Hardscape/softscape – this is covered in SALDO
4. Will clean up landscaping definition.
5. Add "tract" to lot area definition – in all cases
6. Public utility – take out 50,000 gallons
7. Outdoor Recreation – delete fox hunting, amusement park, go carts and shooting range
8. Recreation vehicle – change (B)
9. Screen – should be 100%
10. Farm building – add building primary use must be "farming"
11. Lot size for each zoning district, R1 3 acres, R2 2 acres. Open space discussion will be tabled for now.
12. Will address format issues later as it pertains to conditional use/special exceptions
13. Add "boarding" to kennels under 5-2 D(1)
14. Camp grounds – put under MHP and HC. R1 = outdoor passive, HC=outdoor active but no amusement park. LI=amusement park

15. Assisted Living – R2, 3, 4 = retirement community only. R5 & HC = retirement/assisted living/continued care – all by conditional use
16. Front yard setback in HC stays at 60 ft.
17. Delete conditional zoning bonuses and development by conditional use, pages 12-4 and 12-5.

The next meeting will be Tuesday, January 12th at 7 p.m. With no further business the meeting adjourned at 9:30 p.m.

Respectfully submitted:

Kathleen Howley
Township Manager