

**PENNSBURY PLANNING COMMISSION MINUTES  
MAY 8, 2017**

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Dennis Smith, Bob Crandell, Lynn Luft, Corinne Murphy, Jim Ware and Kathleen Howley. The minutes of April 24, 2017 were approved as submitted.

**WATER EXPORTATION** – Mrs. Murphy recapped discussion from the last meeting regarding the questions still outstanding in the proposed zoning language addressing water exportation. At what point do we say too much water is being extracted. She did discuss this with a business associate who deals with water studies. The study that person was involved with created a “model” for determining quantities of water extraction and the impact on ground water. This type of analysis can be very expensive. There was also discussion on where to include proposed language in the zoning ordinance and the HC district was suggested. What other criteria should the township include in order to protect an aquifer? Mrs. Murphy will investigate further and talk to Chester County about possibly getting the USGS involved. Jim Ware commented that the group should focus on water exportation and not new development since there are two public water companies servicing township residents already.

**Open Space Design Option** – Bob Crandell reviewed the ordinance to see what the impact on impervious surface would be for increasing one acre (21.5%) to 1.5 acre minimum, (14.1% impervious), and 2 acres (10.75%). It was generally agreed that a 2-acre minimum would work but this does not make it attractive for developers to use this option. Discussion followed on eliminating the open space option as well as keeping it and enforcing what is on the books. Members want to encourage preservation of open space but developers are building large homes on small lots which is not making it conducive to limiting impervious surface. Mr. Smith asked members to think about the best approach to this problem and will continue discussion at the next meeting. This subject is also on the goals and objectives list for 2017 which will be reviewed at the June 12<sup>th</sup> PC meeting with the supervisors.

With no further business the meeting adjourned at 7:10 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary