

**PENNSBURY TOWNSHIP PLANNING COMMISSION MINUTES
JANUARY 23, 2007**

The meeting was called to order at 7 p.m. by Chairman Bill Holloway, Present: Bill Holloway, George Beer, Steve Bucci, Michael Lane, Mike Washko, Barbara Kurowski and Kathy Howley. The minutes were approved as submitted.

Zoning Update – Chester County Planning Commission – Carol Stauffer and Hillary Krummrich were present to go over the schedule of meetings for the update of the township zoning ordinance. It was agreed that they will meet with members on the 4th Tuesday of the month at 7 p.m. The update will take approximately 2 years with a public hearing scheduled at the end of the process. Items marked “immediate and ongoing” in the Comprehensive Plan will be addressed in this update. It was agreed that the format will stay generally consistent with the one put into place by General Code when they codified the ordinances in 2000. The next meeting will be February 27th.

MU amendment – Matt Houtman was present to go over the proposed amendment. Everyone present has a copy of his letter and one was given to those present in the audience. Neil Belgram and Jim Ware were also present representing Hamorton Woods Assn. They asked members to be cognizant of the present zoning of the 3 acre parcel at the corner of Rt. 1 and Hickory Hill Road which is a part of Hamorton Woods. Bill Holloway stated that this amendment does not address that parcel and only affects the MU district. The following comments were made:

- There was some concern with “use by right” vs conditional use and a discussion on the pros and cons followed.
- Minimum lot size would be 8 acres
- 6 units per acre was acceptable
- 9000 sf of gross building area and not footprint
- Apartment sizes change to 700, 900 and 1200
- Building height – mean height is 35 ft excluding “architectural appendages” Under no circumstances can the height exceed 45 ft
- Front setback – measured from the “face of the curb” and not “edge” porches – 12 ft minimum
- Section H(3) – this is unclear and needs to be rewritten and clarified.
- Unit width should all be 24 ft minimum.

Because of the lateness of the hour the meeting was adjourned at 10:45 p.m. and this discussion will continue at the February 13th meeting at 7 p.m.

Respectfully submitted:

Kathleen Howley, Recording Secretary