

PENNSBURY PLANNING COMMISSION MINUTES  
JUNE 26, 2007

Chairman Bill Holloway called the meeting to order 7 p.m. Present: Bill Holloway, Bob Crandell, Michael Lane, Mike Washko and Kathy Howley. The minutes were approved as submitted.

**Proposed driveway ordinance:** Members suggested that the person who pulls the permit for driveway resurfacing should be the contractor and it also should clearly state in the ordinance that this process does not include sealing the driveway.

**Proposed billboard ordinance** – Members agree with the County comments that the external lighting should be “downward” and also the sign should be one-sided.

Hawks Crest final plan review letter from Mr. Houtman is scheduled for review at our next meeting, July 10<sup>th</sup>. Also, Mr. Filler will be present to submit his plans for lots adjacent to the township building. Ms. Howley will check with members and Mr. Houtman about changing the date of the meeting since Mr. Houtman cannot make the meeting on the 10<sup>th</sup>.

**Zoning Update with Chester County** – Carol Stauffer, Hillary Krummrich and Mark Gallant were present to go over the proposed zoning map changes. It was also noted that the township would like the County to incorporate as many items in the Rt 1 Corridor Study, as appropriate and practical, in the zoning update.

The next meeting will be July 24<sup>th</sup> but no meeting in August. A question was asked about “fair share” and if the township does meet these standards for housing. Carol Stauffer confirmed that we do meet our fair share for housing and in fact, after the zoning update is completed, we may end up exceeding it. This was confirmed during the comprehensive plan update.

The following issues were discussed:

1. farm stand and sales will be accessory use under agriculture in zoning districts.
2. open space design will come under conditional use- not use by right
3. MHP will be use by right and minimum tract size is 8 gross acres.
4. Yard dimensions reduced in all appropriate zones
5. Clarify definition of “home occupation”
6. New zoning – village residential – use same bulk/area as R5. Draft village design standards and list home occupation in VC district.

With no further business the meeting adjourned at 9:30 p.m  
Respectfully submitted: Kathleen Howley, Recording Secretary