

**PENNSBURY PLANNING COMMISSION MINUTES**  
**JULY 24, 2007**

The meeting was called to order by Chairman Bill Holloway at 7p.m. Members present were: Bill Holloway, Bob Crandell, Michael Lane, Steve Bucci, Mike Washko, Barbara Kurowski and Kathy Howley. The minutes were approved as submitted. It was announced that there will be a workshop with the supervisors on Monday, July 30<sup>th</sup> at 7 p.m. in the township building to discuss the status of the stipulation and as it relates to the submission of Pennsbury Village.

**Zoning Update – Chester County Planning Commission** – Hillary Krummrich and Mark Gallant were present to review the Open Space Option Design ordinance. The following was noted:

Conventional option will stay

This option helps to create open space network

Helps to preserve woodlands and important natural resources

Will include definition of convention option and open space design option

Looked at residential development only. There are 3 kinds which cover the R1, R2 and R3 zones.

Approximately 1500 acres of developable land left in the township.

Went through alternatives presented that would encourage open space option and advised which ones we were willing to further research.

Reviewed allowing certain housing types in each district. Explore multi family in R3 but not in R1.

Encourage sketch plan process wherever possible.

Explore open space option as a use by right but have limits on number of acres needed for this.

Members requested more information on parcel size in the township in order to have more discussion on options for open space design

Support Rt. 1 Corridor Study and Scenic Byway mission throughout.

Relocate lot averaging section into appropriate place.

Encourage use of public water.

With no further discussion the meeting adjourned at 9:30 p.m.

Respectfully submitted:

Kathleen Howley

Recording Secretary