

**PENNSBURY PLANNING COMMISSION MINUTES
MARCH 11, 2008**

The meeting was called to order at 7 p.m. by Chairman Mike Washko. Present: Mike Washko, Michael Lane, George Beer, Barbara Kurwoski, Lynn Luft, Bob Crandell and Kathleen Howley. The minutes were approved as submitted.

Proposed MU amendment – comments have been received Matt Houtman, Chester County Planning Commission and reviewed. George Beer moved to not change the present MU zoning and Barbara Kurowski seconded the motion. Discussion followed and members commented on why they thought they proposed amendment should be considered or not considered. Kathleen Howley stated that this amendment should not affect any development presently being considered in the MU district. This would be for future uses. After discussion a vote was taken and the motion passed; Yes – George Beer, Mike Washko, Barbara Kurowski, Michael Lane – No – Lynn Luft and Bob Crandell.

A sample of an open space management document for a preserve was handed out to members for review. It was decided that members do not have the technical expertise to draft this document on their own for the preserve in Parker Preserve. Therefore, they will ask the supervisors to allow them to contract with a consultant to draft this document and present it to the township for consideration. Ms. Howley will talk to the supervisors about this. The County PC members present confirmed that this might not be something the County could help with or have grant money for. Ms. Howley will talk to Carol Stauffer about this.

Chester Co. Plan. Com. – Zoning Update

Jeannine Spiers and Hillary Krummrich were present to continue the update of the zoning ordinance. The following was discussed:

- Article IV – R1 District – by right use is the open space design option as it is in all residential districts.
- Recreational use in all districts
- Accessory uses
- Lot area table
- Flag lots – OK with conditions and get definition in ordinance
- Supplemental regulations
- Height restrictions
- R2 District
- Ag uses confirm to bulk and area regulations. Will further research animal keeping in districts
- R3 District – Ag is OK but no animal keeping. Should be horticultural based

- R4 – Ag is OK for a combination of large lots in this district which is ½ acre zoning. Public water and commercial sewers is preferred.

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

Respectfully submitted:

Kathleen Howley
Recording Secretary