

**PENNSBURY PLANNING COMMISSION MINUTES  
JUNE 10, 2008**

Chairman Mike Washko called the meeting to order. Present were Mike Washko, Bob Crandell, George Beer, Barbara Kurowski, Jim Ware, Michael Lane, Lynn Luft, Steve Bucci and Kathy Howley. The minutes were approved as submitted.

**Update of Zoning Ordinance**

Jeannine Spiers and Hillary Krummrich were present from the County to continue the update of our zoning ordinance. Ms. Spiers gave a definition of open space and discussed the how water and sewer would be handled depending on the amount of open space in the design of the plan. From the last discussion it was agreed that traditional plan and open space design option would be use by right with the conservation by design is included and referenced in the subdivision ordinance. The County asked for direction from members on the following issues:

1. Minimum tract size – voted 5 to 3 for no minimum tract size.
2. When determining units will it be gross or net – 7 to 1 for netting out land constraints.
3. 50% open space will be by right with on lot systems. 65-80% open space use off lot systems by right and a community sewage system by conditional use – 6 to 3 in favor of this.

Members continued with the review of supplemental use regulations:

- Accessory uses, buildings and structures
- Agricultural accessory uses/buildings/structures
- Pool related apparatus should be considered in the 10 foot limit from absorption area. Pool filing and discharge also discussed.
- Discussed garage sales, antenna placement, and secondary farm family businesses.

Because of a conflict on July 8<sup>th</sup>, Ms. Spiers asked that the County's next meeting with members be the second meeting of the month, July 22<sup>nd</sup>. This was approved. With no further business the meeting adjourned at 9 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary