

**PENNSBURY PLANNING COMMISSION MINUTES
FEBRUARY 10, 2009**

The meeting was called to order at 7 p.m. by Chairman Bob Crandell. Present: Bob Crandell, Aaron McIntyre, Lynn Luft, Michael Lane, Jim Ware, Barbara Kurowski and Kathy Howley. The minutes were approved as submitted.

Zoning Update with Chester County Planning – Jeannine Spiers and Susan Elks were present to continue discussion. Mr. Spiers asked for clarification for allowing internally lit signs in the ordinance. The members agreed there should be no internally lit signs which eliminate flashing message boards. However, they agreed that signs to be erected in the National Historic Landmark District should go before the Historic Commission on the advice of the Code Enforcement Officer before the permit is issued. They will incorporate this language into the draft. There shall be no bonus density for signs and there shall be landscaping included.

Route 1 Corridor Overlay – went over the incorporation of our Rt 1 Corridor Study in to zoning and noted the following:

- Although the study emphasized pedestrians, this is not realistic along Route 1 and was not included in this draft.
- Victorian architecture – add to text
- Leave parking as noted
- Corridor access – additional driveways text also add to SLDO
- Utilities should be underground
- Note the township does want removal of invasives.
- Encourage green roofs where applicable.
- Under landscaping appropriate professional reviews plant material
- Bonus incentive stays in under “open space, natural areas and viewshed preservation.
- When referring to sidewalks, pedestrian safety shall be paramount.

Historic Resource Protection Overlay – Bob MacDonnell was present and gave members the background on the proposed changes to the historic resource ordinance which would allow for protection from demolition of historic resources if criteria are not met. He also gave an update on the historic survey being done in the township and when it will be finished. It was noted that the County is also in the process of updating their GIS Atlas for historic resources. Mrs. Spiers briefly went over Article XVII and noted what members should be focusing on for review at the March 10th meeting. It was agreed that the Historic Commission will put their thoughts down on paper regarding this section review so members can have it as they are doing their review. Also discussed how the township will receive comments from the public on this section review and the importance of doing so. With no further business the meeting adjourned at 9:30 p.m.

Respectfully submitted: Kathleen Howley, Recording Secretary