

**PENNSBURY PLANNING COMMISSION MINUTES
DECEMBER 11, 2012**

Chairman Bob Crandell called the meeting to order at 7 p.m. Present: Bob Crandell, Margo Leach, Lynn Luft, Dennis Smith, Chip Horne, Jim Ware and Kathy Howley. The minutes of 11/29/12 were approved as submitted.

Buccini Lot Line Change – Mark Padula of Register Assoc. and Chris Buccini were present to review the plan with members. Mr. Buccini wanted to explain the reasoning behind the lot line changes on property owned by him and his brother on Cossart Road. Mr. Buccini noted the following:

- He presently occupies with his family the renovated farmhouse on the upper lot and also owns the lower 3 lots along Cossart Road.
- His brother Robert built a house on one of the back lots and owns the other 3 back lots that have a view of the Brandywine Creek.
- The reason for the lot line changes is to try and achieve a better balance for the size of the lots and placement of structures presently there. The lots will continue to be 10 acre lots in order to take advantage of Act 319 tax relief. The lots were subdivided sometime in the 1960's and Mr. Padula will continue to try and find out exactly when this took place. The Buccini's bought all 8 lots from the Liesering Family. They do not intend to develop the lots at this time and intend to put a conservation easement on the properties.
- Mr. Buccini intends to renovate the barn in the near future and move out of the farmhouse and into the barn with his family. The farmhouse will be included on another lot once the subdivision plan is approved. He intends to file for a building permit within the next few months and also review with the township Historic Committee his plans for the barn. At that time he will also go over any land disturbance and tree removal necessary to renovate the barn.

Mr. Padula will now move ahead with the revisions necessary to comply with Mr. Houtman's 11/27 review letter.

Members reviewed a memo submitted by Mr. Snook regarding a suggestion to create a "transition zone" for the smaller lots along Hillendale Road that were impacted by the recent adoption of the new zoning map. Members have no objection to the idea of a transition zone and accept Mr. Snook's recommendation.

Proposed By-Laws – Dennis Smith and Chip Horne submitted a draft of by-laws for the Planning Commission for discussion. After much discussion, it was moved by Mr. Crandell and seconded by Mrs. Luft that the Planning Commission should have by-laws. 3 members voted no, 1 member yes and 2 members abstained. Motion carried that there should be no by-laws. It was then agreed (no vote taken) by all members present that Messrs Smith and Horne continue to research and draft "guidelines to conduct business" for the Planning Commission for future consideration.

The next PC meeting will be Wednesday, January 9, 2013 at 7 p.m. With no further business the meeting adjourned at 9:15 p.m.

Respectfully submitted: Kathleen Howley, Recording Secretary