

**PENNSBURY PLANNING COMMISSION MINUTES
MAY 13, 2009**

Chairman Bob Crandell called the meeting to order at 6:30 p.m. Present: Bob Crandell, Lynn Luft, Barbara Kurowski, Aaron McIntrye, Michael Lane, Mike Washko and Kathy Howley. The minutes of May 6th were approved as amended.

Jack Becker (Penns Village) Request for Conditional Use – Although the proposed conditional use request was discussed at the 5/6/09 meeting, members in attendance were asked to cite what their concerns/suggestions would be that would be sent to the supervisors for consideration. The following was noted:

- Architectural review by the township is important
- Also important is signage, lighting and landscaping plans and how it fits into our Rt. 1 Corridor Study.
- Careful attention given to truck loading areas for commercial buildings
- Size and height request for buildings is a concern. Some members want to see existing height requirement kept. However, it is understood that this maybe less of a problem when the elevation drawings and architecture is seen. Presently it does not appear that certain aspects of the plan are in keeping with the Rt. 1 Corridor Study.
- Turning building D to its side and putting parking in the back may help.
- Supervisors should take into consideration Mr. Houtman's review letter of 5/6/09
- Use of green space and possible recreational areas for residents should be considered
- Parking along main entrance road towards the back is not desirable.
- Cross easements with the Roberts property next door should be studied before any approvals are given.
- Would like to see less parking and consideration given to when parking occurs – residential/commercial hours.
- 12,000 sf building is too large. Original conditional use decision had prohibited semi trucks

Members will send a list of items to include in a letter to Bob Crandell and Kathy Howley so a letter can be drafted and circulated among members before sending to the supervisors.

Chester County Planning Commission – Jeannine Speirs and Susan Elks – update of zoning ordinance. The terminology section review was completed. Mr. Drumheller will be asked about how to calculate floor area and Mr. Oeste was asked his input where noted. We are awaiting to hear back from both. Mrs. Speirs went over the outline for draft approval and time lines. By the June 9th meeting the County will send to members outstanding policy issues that need to

be resolved. Over the summer the County will be working on the compilation of the 2nd draft and send it to the township at the end of the summer. As policy issues are resolved over the summer, the township shall send this information to the County so they can include it in the 2nd draft. The County would like the township to identify what the process will be for completion and approval of the zoning ordinance with the help of their solicitor Tom Oeste. This will include meetings with the supervisors, issuance of public draft, public comment period and adoption. Ideally all changes should be made before it goes to the County for their review. The review period by them depends on how we submit it – either as an amendment to our ordinance or a new ordinance.

With no further business the meeting adjourned at 8:30 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary