

**PENNSBURY PLANNING COMMISSION MINUTES
JUNE 9, 2009**

Chairman Bob Crandell called the meeting to order at 7 p.m. Present: Bob Crandell, Barbara Kurowski, Lynn Luft, Michael Lane, Mike Washko, Aaron McIntyre and Kathy Howley. The minutes were approved as corrected.

Ms. Howley distributed a minor final subdivision by Tony Dambro for Parker Preserve. A small portion of lots 2 & 3 is subdivided out in order that the Sciscione property next to the subdivision be provided with public water as agreed to by Mr. Dambro and the Sciscione's. Matt Houtman will have a review letter for the June 23rd meeting along with a review letter on the Crosslands 2 lot subdivision.

The Chester County Planning Commission submitted their list of policy issues that need further discussion amongst members for the zoning ordinance update. The following was discussed:

- 1A Firearms – OK with indoor regulations as stated but not outdoor. Questions to county – how do other townships handled outdoor use any land restrictions?
- B. Riparian Buffer – reference in regs that all federal and state regulations must be adhered to for wetlands and flood plain. Keep steep slope protection. OK to keep 5a.
- C. Flag lots – generally ok but would like to know if there should be any restrictions for number of flag lots off a road or cul de sac.
- D Recreation Facilities – For R2 & R3 – no to public and club recreation facilities. OK to private on own property. Note- Recreation Facilities is not in terminology section.
- D2 Ag uses – minimum lot size of intensive Ag – 20 acres with a conservation plan in place.
- D3 Drive through service – prefer NOT to have this but if must – place it in HC district but exclude “food drive through” for use by right. This would be a conditional use for food - your thoughts?
- D4 Kennel – Use by right in LI – OK but only in conjunction to a vet clinic. Not permitted in any other districts.
- D5 LI – 40% coverage
- E Signage – Outdoor signs on truck should be regulated. No internal illumination of signs permitted as use by right. Must get special permission – whatever that may be. However, members would like to explore creating a historic overlay for signs since most of Rt. 1 is in the Brandywine National Historic Landmark District. This could help to align our ordinance more with the Rt. 1 corridor study. Members do not want to increase density along Rt. 1 as an incentive. Any other incentive ideas?

Meeting adjourned at 9:05 p.m. Respectfully submitted; Kathleen Howley