

**PENNSBURY PLANNING COMMISSION MINUTES
NOVEMBER 24, 2009**

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

Second Draft – Zoning Ordinance – Members discussed the initial submission by Chester County Planning Commission of the zoning ordinance update. The following was noted:

1. Building Height Definition needs clarification. What does “front of building” mean – p 2-4
2. Manufacture versus Mobile Home definition – needs discussion
3. Invasive plant species – shorten this definition – use first and last sentences.
4. Hardscape/softscape – should we be covering this in our definitions? Landscape definition needs to be cleaned up.
5. Lot or tract area or size, public utility facility, outdoor recreation – needs clarification
6. Riparian buffer – cross reference distance in ordinance
7. Screening – 70-80%
8. Confirm with County there are no electric or flashing signs allowed even though definitions are included
9. Minimum lot size should be 3 acres – not 4 in R1. R2 minimum lot size stay at 2 acres
10. Page 4-2 – put all special exceptions and conditional uses under that heading and not dispersed throughout. This comment pertains to all districts
11. Page 5-2 D (1) – add “boarding kennel”
12. Page 7-3 – discussion needed on chart – not clear to us what it means
13. Can campground be included in MHP?
14. HC District – a use by right is assisted living but this is not included. However, this may be better suited for “conditional use” – discuss. Bank without drive through is listed but there is a bank now in the HC with a drive through.
15. Prefer 75ft for front yard setback in HC
16. Page 12-4-B should be all under zoning hearing board
17. Need to ask solicitor if TND ordinance was repealed.

With no further discussion the meeting adjourned at 9:10 p.m.

Respectfully submitted:

Kathleen Howley, Recording Secretary