

**PENNSBURY PLANNING COMMISSION MINUTES
FEBRUARY 23, 2010**

The meeting was called to order by Vice Chairperson Lynn Luft at 7 p.m.
Present: Lynn Luft, Michael Lane, Barbara Kurowski, Margo Leach and Kathy Howley. The minutes were approved as submitted.

The review of the zoning update was continued with the following:

1. Ag Uses – pg 20-16 – minimum acreage for non intensive use – ask County and Tom Oeste what this number should be.
2. Under R-1 if references Sec. 162-2019 which is incorrect
3. Ag non intensive definition is not consistent with page 19-32 for the keeping of animals
4. R-1 commercial uses page 4-3 – do not include commercial greenhouses. Also revisit definition of non intensive Ag on page 2-2.
5. Pg 20-17 – 200 ft. Is this reasonable?
6. Pg 20-18 D(3) change to 40%
7. Pg 20-19 D – add after Secretary of Interior – also as directed by the Historical Commission
8. Pg 20-20 E – add site elevations. This also should be for demolition plans. Ask for existing conditions, demolition and proposed plans (site, floor plan and elevations).
9. 20-20 F – should read “existing accessory building”
10. 20-20 – I shall require façade easement & regulate the hours of operation
11. 20-20 J – add “walls”
12. 20-20 K – parking location & layout shall be Existing K should now become L
13. 20-21 F – add “underground storage” Delete remainder of sentence in F but keep first sentence.
14. 20-21 C – change to 40%
15. 20-22 F – Rewrite this section – we need more discussion on this
16. 20-22 N – “used”
17. 20-23 R – No comma
18. 20-23 P – in accordance with traffic impact study
19. 20-23 O – reword to be grammatically correct and clear
20. 20-23 Q – add “as determined by the Historical Commission”
21. 20-24 e(2)(3) “as determined by the Historical Commission”
22. 20-24 f – addressing your Township Note – members recommend keeping this in our regs and add “as approved by HC”.
23. 20-24g – “of existing, proposed and demo” (this is a repeat in other areas)
24. 20-26 9 – 10x20 parking
25. 20-27 4 – adult day care – can we provide wording to address some safe outdoor activity areas?
26. 20-27 – Club/Lodge – can this be a CU instead of SE?

27. 20-30 conversion of a historic resource to residential – change this title to read better.
28. Under conversion of historic resources and antique shop sections – we want to refer to Class I & II structures only – not class III.

We will start on page 20-30 – convenience stores at the next meeting.

With no further business the meeting adjourned at 9:15 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary