

**PENNSBURY PLANNING COMMISSION MINUTES  
MAY 26, 2010**

Chairman Bob Crandell called the meeting to order at 3 p.m. The minutes from the previous meeting were approved as submitted. Present: Bob Crandell, Margo Leach, Lynn Luft, Michael Lane, Mike Washko, Jim Ware, Barbara Kurowski and Kathy Howley.

**Open Space Design Option** - John Snook from the Brandywine Conservancy was present and gave a synopsis of the work he and a subcommittee have been doing on the open space design option section of the township zoning ordinance. The subcommittee consisted of Bob Crandell, Scotty Scottoline, Lynn Luft, Jim Ware and Aaron McIntyre. The following was noted:

- Mr. Snook suggested an amendment to the Comp Plan “future land use” maps because of proposed changes. The three residential districts, R1, 2, 3, were discussed and consistency with the Comp Plan.
- Reviewed proposed changes to current zoning map
- Add language to protect smaller lots bulk regulations. Will include Twin Turns with R4 instead of R1.
- Keep with pattern of on lot sewage therefore minimum lot size should be at least one acre because of location of primary and secondary systems. Discussed possible secondary location in open space.
- Gross & net figures on map – map shows net out analysis. Make net out apply uniformly to even playing field. Net out should be reasonable.
- Should be conditional use – not use by right.

The meeting adjourned at 5:00 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary