

**PENNSBURY PLANNING COMMISSION MINUTES
NOVEMBER 29, 2012**

Chairman Bob Crandell called the meeting to order at 1 p.m. Present: Bob Crandell, Chip Horne, Lynn Luft, Jim Ware, Margot Leach, Troy Brady, Dennis Smith and Kathy Howley. The minutes of November 13, 2012 were approved as amended.

Members agreed to meet with the supervisors for the annual planning seminar on Tuesday, January 22, 2013 at noon in the township building. Planning Commission meetings for 2013 will continue to be on the second and fourth Tuesdays of the month. However, the first meeting in January will be advertised for Wednesday, January 9, 2013 at which time they will reorganize.

Buccini Lot Line Change Subdivision – Members reviewed Mr. Houtman’s 11/27 letter. Mr. Houtman was present as well as Mark Padula representing the applicant.

- Mr. Houtman drafted a spread sheet to show how the 8 lots involved are changing, total acreage and ownership.
- One lot line changes put accessory structures by themselves on one lot which is not allowed. Code Enforcement Officer Rusty Drumheller submitted a letter confirming this. Mr. Buccini would have to file for a variance if he wants to keep it this way.
- Mrs. Luft asked if this was a major or minor subdivision since 8 lots are affected. Mr. Houtman saw it as a minor subdivision since only lot lines were changing and there is no construction proposed at this time. Ms. Luft also asked if there were any restrictions on the front lots which border Cossart and future access might involve a stream crossing. Mr. Houtman asked Mr. Padula to have the applicant consider putting an access on the plans now for those lots and preferably one that comes off the current driveway so there would be no steam crossing.

Mr. Padula thanked the members and Mr. Houtman for their input and will be back to them after he meets with the applicant.

Mr. Crandell stated Mr. Oeste sent a document summarizing for members changes to the proposed zoning ordinance that was not included in the earlier draft that they reviewed. Members had no further comment on this. The current draft has been advertised for public comment and the hearing will be held on Monday, Dec. 10th at 7:30 p.m. in the township building. All members should attend.

Solar Ordinance – the proposed ordinance making this a conditional use process has been advertised for adoption on Dec. 10, 2012. A copy of this draft was given to all members. A draft of a “use by right” version was sent to members by Supervisor McIntyre on 11/28 asking for a vote on member’s preference for this draft. Margot Leach moved to vote on whether members prefer the solar ordinance sent to them by the Chairman of the Board of Supervisors on 11/28. The motion was seconded by Troy Brady and discussion followed. After a lengthy discussion, members voted and the vote was 4 in favor and 2 not in favor. Motion passed. Margo Leach left before the vote was taken. However, she was in favor of the motion that she presented.

Lynn Luft reported she attended a Brandywine Battlefield Task Force meeting on 11/28. The Task Force is considering a widespread marketing plan for the battlefield which encompasses a remodeling of the visitor center. There will be more to come on this in the near future.

Members agreed that the **proposed by-laws** will be on the agenda for their December 11th meeting.

With no further business the meeting adjourned at 4:15 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary