

**PENNSBURY PLANNING COMMISSION MINUTES
OCTOBER 22, 2013**

Chairman Dennis Smith called the meeting to order at 7 p.m. Present: Dennis Smith, Bob Crandell, Jim Ware, Chip Horne, Lynn Luft, Margo Leach and Kathy Howley. The minutes of October 8, 2013 were approved as submitted.

Act 167 Storm Water Ordinance Draft – Matt Houtman was present to continue discussion on the proposed draft. The following was noted:

1. Ag exemption – Mr. Houtman is satisfied with the wording. He will add minimum acreage of 25 acres.
2. The 4 Step Design process noted in the SALDO will be amended to cross reference the the SW ordinance appendix B
3. Riparian Buffer – SW ordinance notes a 50 ft setback while the SALDO and ZO note 35 ft. This will be amended so that all ordinances refer to a 50 ft setback.
4. Maintenance escrows will be maintained once this ordinance is passed. This has been discussed with the supervisors who agree it is a good idea.

Mr. Houtman will review with Tom Oeste the areas of cross referencing that need to be incorporated into the ordinances. The next step is to clean up the draft, review with the supervisors and Mr. Oeste and then advertise for adoption early 2014.

Proposed Zoning Amendments – Mr. Oeste sent the proposed amendments to the County for their review. However, he asked the PC for some clarification with the definition of structure, number of buildings on a lot and lot coverage. After much discussion and no definitive conclusion, it was suggested that Mr. Houtman with the help of Mr. Oeste draft language for this section of the amendment.

Ms. Howley noted that the VPP grant for the SALDO update was granted to the township by Chester County. Work on the update of the ordinance will be in 2014. John Snook, Brandywine Conservancy and Matt Houtman will be working on the update and interfacing with the Planning Commission.

Future meeting dates – It was agreed that the PC will have one meeting in November and December because of holidays. They are **Tuesday November 12 and Monday, December 9, 2013.**

With no further business the meeting adjourned at 8:45 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary