

**PENNSBURY PLANNING COMMISSION MINUTES  
NOVEMBER 11, 2014**

Dennis Smith called the meeting to order at 7 p.m. Present: Dennis Smith, Chip Horne, Bob Crandell, Jim Ware, Margo Leach, Lynn Luft and Kathleen Howley. The minutes of October 28, 2014 were approved as submitted.

**Aquifer Protection** – Alma Forsyth was present to talk about aquifer protection for the former Mendenhall property as well as incorporating this into our zoning and land development ordinances. She gave us an update on what is happening in New Garden Township with regard to the extraction of water from the ground for commercial purposes. Chip Horne distributed a copy of the MPC with regard to zoning and regulating authorities and water companies when expanding service in a municipality. It was not clear whether or not a municipality can regulate this. Margo Leach suggested this type of regulation can be inserted in our present ordinance under natural resource protection to protect water above and below the ground. Members were all in agreement that some sort of protection should be on the books. Chip Horne will contact Tom Oeste, township solicitor, and inquire about the legality of having an amendment to our ordinances addressing this issue.

**Commercial Development along Route 1** – Jim Ware reported on a meeting with the Kennett Area Regional Planning Commission. There was a presentation made at their last meeting made by the Chester County Economic Development Council encouraging development along the Route 1 corridor, specifically from Kennett Square down to the Maryland state line. Tax incentives are being suggested in order to entice commercial development along this corridor which would then bring more residential development. Members expressed concern and suggested the focus might be better suited for areas like Coatesville which needs this type of development. It was suggested that Mr. Ware take our concerns back to the KRPC and collectively express this to the Economic Development Council.

**Longwood Gardens Cooperative Planning Project** – Dennis Smith gave an update and summary of where this planning process is. Copies of meeting minutes were distributed to members for their review. East Marlborough Township is in the process of updating their ordinances now to address Longwood Gardens issues. However, Kennett and Pennsbury have not and Chester County PC will be in contact with both townships to start this discussion of ordinance amendment. Discussions are ongoing.

With no further business the meeting adjourned at 8:35 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary