

**PENNSBURY PLANNING COMMISSION MINUTES
AUGUST 11, 2015**

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Dennis Smith, Margo Leach, Jim Ware, Bob Crandell, Lynn Luft (by phone) and Kathleen Howley. The minutes of 7/28/15 were approved as submitted.

Riparian Buffer Ordinance amendment – Ann Hutchinson, Natural Lands Trust and Seung Ah Byun, Brandywine Conservancy, were present to review the suggested changes to the riparian buffer ordinance. Ms. Hutchinson stated there are three major shifts suggested:

- The buffer in zone 1 goes from 35 ft to 50 ft
- Tighten restoration regs at the permitting level
- Modification clause – address unique circumstances and put the decision in the hands of the supervisors (conditional use) or special exception (zoning hearing board).

The “definitions” section was reviewed pointing out additions and changes to current words. Other review items:

1. Zone 1 – start at the edge of the water body and measure 50 ft. Under “use by right” add some uses and clarify others.
2. Under Zone 2 100 ft begins at the outer edge of Zone 1. No more than 20% in this zone can be disturbed.
3. A discussion followed as to what is meant by “approval by the Township” since this is a zoning ordinance. It was determined and this will be clarified that this type of approval would come under a conditional use and if a special exception, the zoning hearing board would have jurisdiction. Ms. Hutchinson will go over this again in her final draft.
4. Page 8 – delete d, f, g and h. Also under “c” delete dumping.
5. Page 8 – include organic fertilizers
6. Page 8 delete 1 & 3 under subsection L
7. Include throughout “reforestation shall be encouraged where appropriate”.
8. It was suggested the modification clause be included in all natural resource protection and not just riparian buffer.

Ms. Hutchinson will revise the draft and submit a final draft to be considered at the September 22nd PC meeting. Members discussed the proposed accessory structure, VC and VR proposed changes and it was agreed that there is no further input by them and will await to hear from the Township solicitor and supervisors the outcome of the proposal. With no further business the meeting adjourned at 7:15 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary