

**PENNSBURY PLANNING COMMISSION MINUTES
OCTOBER 27, 2015**

Chairman Dennis Smith called the meeting to order at 5 p.m. Present were Dennis Smith, Bob Crandell, Lynn Luft, Damian Demnicki and Kathleen Howley. The minutes of October 13, 2015 were approved with one spelling correction.

CLEAVER REVERSE SUBDIVISION – Matt Houtman, Township Engineer, was present to go over his review letter of September 22, 2015. Also noted was the review letter from the Chester County Planning Commission. The Cleavers own lot 3 and lot 4 of the Resnick Road subdivision. Lot 4 contains their home and access onto Rt. 926. Lot 4 is vacant land and they wish to combine the two lots with no further construction planned for that lot. Mr. Houtman noted in his letter that it would seem to make more sense to combine lot 2 also since it contains their barn which is an accessory use to no principal use on that lot. He also stated an additional note regarding re-subdivision in the future. A discussion followed with members and Mrs. Cleaver regarding their consideration on combining lot 2 with their other parcels. It appears that lot 4 may share responsibility for the maintenance of Resnick Road (private road) and if that is the case, Mr. Houtman stated that responsibility does not go away even if it is combined with their other lot. If this is stated in the deed, then it would behoove the Cleavers to research this and talk to an attorney to verify. With that being said, the Cleavers said they would go back and research whether or not to combine lot 2 with lot 3 as well as lot 4 and also research lot 4's responsibility for maintenance of Resnick Road. Ms. Howley stated the Planning Commission meets twice a month and they can come back to the township when they are ready. The Planning Commission took no action on this subdivision.

Village Residential/Village Commercial Zoning – Members revisited with Lynn Luft the proposed changes to this zoning as well as reviewing it alongside Mr. Oeste's proposed amendment language. Changes were suggested and agreed to by members present. Mr. Smith moved to accept all revisions to the Village Commercial amendment as discussed and Mr. Demnicki seconded the motion. All were in favor and motion carried. Mr. Crandell moved to accept all Village Residential revisions discussed and Mr. Demnicki seconded the motion. All were in favor and motion carried. Mrs. Luft was instructed to update the draft reflecting all revisions discussed and send a copy to Ms. Howley who will forward it onto Mr. Oeste.

Mr. Smith stated the next PC meeting will be on November 5th at 5 p.m. This is an extra meeting in the month of November and members will work on the proposed zoning for Longwood Gardens.

With no further business it was moved and passed that the meeting adjourn at 7 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary