

PENNSBURY PLANNING COMMISSION MINUTES
JANUARY 10, 2017

The meeting was called to order by Dennis Smith. Present were: Dennis Smith, Jim Ware, Jeff Streitel, Lynn Luft, Corinne Murphy, Bob Crandell (by phone) and Kathleen Howley. **Dennis Smith** was nominated for Chairman and the motion was seconded. All were in favor and the motion carried. **Bob Crandell** was nominated for Vice Chairman and the motion seconded. A vote was taken and all were in favor. Motion carried. **Jeff Streitel** was nominated for Secretary and the motion seconded. A vote was taken and all were in favor. The motion carried. **Lynn Luft was appointed the representative to the Historic Commission, Corinne Murphy the rep for the Brandywine Battlefield Task Force and Jim Ware appointed the rep for the Kennett Area Regional Planning Commission.** The meeting date was changed to Mondays at 5 p.m. starting in February. This will be advertised.

The minutes of the December 13, 2016 meeting were approved as amended.

Jeff Streitel distributed his proposed edits to ZO Section 162-1804 which addresses the calculation of permitted number of lots and open space required. Members recommend the township add the sentence as stated in the minutes of their December 13, 2016 meeting as well as an additional sentence under Sec. 162-1809. Addressing lot size computation. Ms. Howley reported on Mr. Oeste's response to the suggested change. Members stated this would help to clarify to property owners what the intent of the ordinance is. Mrs. Murphy moved to proceed with this amendment and send it onto the supervisors for further action. The motion was seconded and a vote taken. All were in favor and the motion carried.

Water Exportation – Jim Ware stated he had called New Garden regarding an update on the monitoring well results but has not heard back from them. Corinne Murphy reported on the London Grove ordinance which mainly speaks to water quality and no mention of exportation. She stated that the New Garden and South Coventry ordinances remain as good examples of what we are concerned about. Ms. Howley said she would contact Jan Bowers at the County to get an update on the monitoring well in New Garden. Jim Ware summarized Tom Oeste's communication to members a few years ago which shows case law in PA does not give local government authority to prohibit this. However, they can impose restriction and set up criteria for water exportation in their ordinances. Members agree this is worth pursuing in terms of drafting an ordinance. Mrs. Murphy offered to identify the salient points in other ordinances that match our concerns and create an outline for Pennsbury Township as a starting point. If all agree, from that point we can then ask for funding from the supervisors to hire a consultant to draft an ordinance.

Dennis Smith went over the proposed agenda for the 1/24 PC meeting as well as the planning seminar that will take place beforehand at 4 p.m. The PC meeting will then start at 5:30 p.m. With no further business the meeting adjourned at 7 p.m.

Respectfully submitted:

Kathleen Howley, Recording Secretary