

**PENNSBURY PLANNING COMMISSION MINUTES
OCTOBER 24, 2006**

Chairman Bill Holloway called the meeting to order at 7:15 p.m. Present: Bill Holloway, Bob Crandell, Scotty Scottoline, Michael Lane, George Beer and Kathy Howley.

The supervisors and Mr. Spangler were present to discuss the proposed MU ordinance amendment. Mrs. Ralph gave summary of why this amendment has been proposed. It gives more options rather than mostly commercial. John Spangler stated he was asked to review this amendment to determine if it meets all legal requirements and is enforceable which it is. Some provisions should go into the subdivision and land development ordinance and others in the zoning ordinance. He spoke to the pros and cons of conditional use and special exception. The proposal is a reasonable effort to introduce residential in the MU district. Mr. Fenton stated this is not the time to consider this ordinance since litigation is still going on and the developer might be swayed to react differently if this amendment was presented. Mrs. Ralph stated we are not going to pass this or advertise it. We will review it and then put it aside until litigation is completed. Members of the Planning Commission stated that the sewage system language in the amendment must be changed and refer to a "community system". Density of units is still a question. Mr. Collins of Hamorton Woods agreed with Mr. Fenton that the review of this document is not appropriate in light of the ongoing litigation. Mr. Spangler will put in writing to members his comments about what should be included in the amendment. Members are not in a position to comment further and will continue discussion at a later meeting.

Billboard Overlay – Mr. Spangler explained how an overlay works and perhaps consider key the use to a roadway like Route 1. There was discussion on what district a billboard could be allowed and if it would be considered the only use allowed on a lot. The MU and LI districts are considered. The discussion was tabled until the next meeting.

Plumb Final Subdivision – Lot lines are being changed in order for Mr. Plumb to sell some of his land to Susan Parker, adjacent property owner. No construction is being proposed. Mr. Houtman's letter was reviewed along with the County comments. With no further discussion members agreed to recommend approval of this plan with the condition that all items be addressed in Mr. Houtman's letter as well as the County and also the applicant address the access to lot tax parcel #64-5-39 which appears to be landlocked.

Fairville Village – there was discussion as to what direction development should take in the Village. Some ideas:

- restaurant
- get a community septic system
- parking
- have architectural guidelines for the buildings
- no holding tanks
- do sewage study FIRST
- split cost of planner with property owners

It was suggested that the township meet informally with some of the landowners to start discussions on future planning.

Karen Wood suggested the township work on an architectural guideline ordinance reflecting the recommendation in our Rt 1 Corridor Study. Ms. Howley will follow up with the County on this.

With no further business the meeting adjourned at 9:30 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary