

**PENNSBURY TOWNSHIP PLANNING COMMISSION MINUTES  
JANUARY 9, 2007**

The meeting was called to order by Bill Holloway. Present: Bill Holloway, Steve Bucci, Michael Washko, Barbara Kurowski, George Beer. Absent: Bob Crandell and Michael Lane. Bill Holloway was nominated for Chairman, Steve Bucci for Vice Chairman and Michael Lane for Secretary. All motions passed. Meetings will take place on the second and fourth Tuesdays of the month at 7 p.m. Members will discuss which meeting date will be their "workshop" at the 1/23 meeting. Mr. Holloway welcomed new members, Michael Washko and Barbara Kurowski. The minutes of the 12/12 meeting were approved with an addition.

Ms. Howley reported that the planning seminar will be held Saturday, February 17<sup>th</sup> at 8 a.m. in the township building. There will be a breakfast meeting sponsored by the County Planning Commission on 1/23 at the Hilton in Kennett at 8 a.m. to start discussions on the update of their comprehensive plan. Ms. Howley will attend. Update on Parker Preserve – the design for turn lanes has had the preliminary approval of PennDot, TPD and the Conservancy. Things are moving forward and hope to have a permit for turn lanes to be installed in the Spring. Will continue to follow this.

**MU PROPOSED AMENDMENT** – An amendment to the MU zoning which would include a residential component was distributed to members last week for review and comment. Messrs Lane and Crandell submitted their comments in writing. It was also noted that John Spangler and Wendell Fenton had emailed some comments and questions about the amendment. Bill Holloway asked MaryAnna Ralph to give an explanation of how this amendment was drafted and why, which she did. Mr. Holloway proceeded to review Mr. Lane and Mr. Fenton's comments to with those present. There was a short discussion and Mr. Holloway asked each member for their view on what was before them. Mrs. Kurowski stated that the township should consider a residential option to the MU zoning. Mr. Beer concurred and stated the density issue is negotiable and that the technical aspects should be reviewed by Matt Houtman. Mr. Bucci agreed a residential option should be considered and everyone's comments/concerns should be sent to Mr. Houtman for his review of the amendment. Mike Washko agreed and stated the density and open space appears to be the same in both versions of the ordinance. Bill Holloway stated there should be an allowance for residential although he preferred the mixed use component in previous plans. He understands this is not possible at this time. He also stated the amendment tends to be site specific and that is because there is no other land in the township that is zoned MU except the two lots being developed by Mr. Filler.

Mr. Holloway opened the floor up to any comments from those in attendance. MaryAnna Ralph, Karen Wood, Tim Filler, Eileen Malouk, Aaron McIntyre and Alma Forsyth were all present and each made a statement. A discussion followed as to why the township was entertaining this amendment and the present litigation process. After much discussion and disagreement on some issues, Mr. Holloway stated that all written comments will be sent to Mr. Houtman for his review of the amendment and members will wait to hear from him. John Spangler will be asked to review Section 5 (Repealer) to check the wording and assure appropriateness. Both parties will be requested to provide comments to the Commission before the 1/23 meeting. Discussion will be scheduled again for their January 23<sup>rd</sup> meeting at 7 p.m. in the township building. It was noted that Carol Stauffer of the County Planning Commission will also be at that meeting to start the zoning update process and establish time frames for this review. With no further business the meeting adjourned at 9:15 p.m.

Respectfully submitted:

Kathleen Howley

Recording Secretary