

**PENNSBURY PLANNING COMMISSION MINUTES
FEBRUARY 13, 2007**

The meeting was called to order by Chairman Bill Holloway, Present: Bill Holloway, Steve Bucci, George Beer, Mike Washko, Barbara Kurowski and Michael Lane.

Approval of Previous Minutes

The minutes of the previous meeting of January 23, 2007 were reviewed. It was requested that the spelling of Mr Belgam's name be confirmed and corrected if necessary. The minutes of the January 23rd meeting were unanimously approved as amended.

MU Amendment Review

Members continued a discussion of the proposed amendment to the MU District and the review of Mr. Houtman review letter. The following items were noted:

Mr. Beer requested the commission to revisit section D-Building size to limit buildings to 6 townhouses maximum. All members agreed.

Mr. Beer requested we revisit residential building setbacks. The H (3) clarifications noted in the previous minutes should address minimum setbacks from property boundaries, parklands, township property and other adjacent properties if not already addressed in the SLDO. All members agreed.

Section I – setbacks from arterial road to be 75 feet for commercial and 75 feet for multi-family. Setbacks for collector roads to be 75 feet for commercial and 50 feet for residential.

Utilities (1) – delete words "community or" from first sentence. Add word "community" before "sewer".

K(2) shall be revised per Mr. Houtman comments. Add "relocated" to "removed or demolished".

K(3) OK as written

L(1) remove "to the greatest extent practicable"; add "shall be preserved in compliance"....

L(2)(b) delete including any topographic anomalies....to end of sentence.

Page 2

Wetlands; OK as written.

Woodlands:

Commission recommends follow up on Mr. Houtman's recommendations

Parking:

Commission recommends adherence to Mr. Houtman's parenthetical (2nd paragraph) comments and that a requirement for a "quantity of additional parking spaces equal to one per (2) dwellings within convenient proximity to residential units" be added.

Section (1):

b. Apartment parking OK

Change 3 to 3.5 spaces per 1000 for office uses

Retail; change 3.5 to 4.5 spaces

Restaurant – change to 12 spaces per 1000 sf

Paragraphs (2), (4), (5), OK as written

(3) add “In any case” before “off street parking....”

(6) (2) - Street Widths:

Widths to be changed from 26 ft to 28 ft and 32 ft to 34 ft.

(6) (6) – OK

(6)(c) – alleys to conform to Mr. Houtman recommendations. Add 6(e) “all street radii to be designed to accommodate emergency vehicles per SLDO”.

Section N - Landscapes & Streetscapes Design:

Change “township may require” to “township shall require”

Change light fixture height to 14 ft not 12 ft.

Change all “may” to “shall” throughout.

Section O - Signs:

Change (6) to confirm with existing sign ordinance (Att.17)

(7) is OK

Section 5 – Repealer:

Ensure that Section 5 only applies to this MU district ordinance and not other ordinances or zoning districts.

Respectfully submitted: William Holloway, Chairman