

**PENNSBURY TOWNSHIP PLANNING COMMISSION MINUTES
FEBRUARY 27, 2007**

Vice Chairman Steve Bucci called the meeting to order at 7 p.m. Present: Steve Bucci, Bob Crandell, Michael Lane, Mike Washko, Barbara Kurowski and Kathy Howley. The minutes were approved as submitted.

Mendenhall 4 lot sketch Steve Eichinger, son in law of the Mendenhall's, submitted a sketch plan for review. The following was noted:

Check for wetlands at entrance off Hickory Hill Road. DEP permit may be required.

Cockyville marble area – is this included in this area?

Check for steep slope

Turnaround area provided for emergency vehicles on the 25 ft driveway

On site sewer and water

Lots are deed restricted for further subdivision

Site distance at entrance is sufficient and safe

Update of Zoning Ordinance (Chester County Planning)

Carol Stauffer and Hillary Krummrich were present to begin the review. The Administrative Article was reviewed and the following noted:

162-103 #8 – will rework the sentence to read better

Code Enforcement Officer – sec. 162-2003 will refer separately to zoning officer and building inspector.

Clarify issuance of zoning permit for “extension of non-conforming use”

Members agreed sec 162-2005 is removed since duties are covered in the UCC. This section will simply refer to UCC

Conditional use requirements – include wording to allow for the submission of other items for review if necessary

Sec 162-2108 – what does “substantial work” mean?

Special exceptions – in the appropriate sections better define criteria for special exceptions

Adult entertainment – do we have an ordinance? What is the status of the billboard ordinance – K.

Howley will follow up.

Mr. Spangler was faxed questions for sections that we need input from him. K. Howley will follow up.

With no further business the meeting adjourned at 9:05 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary