

**PENNSBURY PLANNING COMMISSION MINUTES
OCTOBER 23, 2007**

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

Historic Survey County Grant – Ms. Howley reported that the township Historical Commission is seeking grant money to complete the historic survey which was started some years ago but not completed. Susan Hauser was present and reported the township has received a proposal from Bob Wise to complete the survey. Ms. Howley reported the township is willing to budget money for this in '08 and is looking for some grant money. The County said there are 50/50 grant money available and an implementation component which will amend our comprehensive plan. A member of the planning commission will be appointed as liaison to this study. It was agreed by all members that we should pursue this grant money for this study.

Sunrise proposed zoning amendment – members asked that John Spangler address any legal risk the township might have with not having an ordinance that specifically speaks to “assisted living”. Members would like more time to look at the proposed ordinance as a use by right or as special exception/conditional use. A copy of Westtown’s ordinance addressing this type of zoning was also given to members to review. This will be addressed at the 11/13 meeting.

Line House Sketch – Bill Holloway recused himself from discussion on this sketch because of a possible conflict of interest. However, it was noted that the surveyor will be at the 11/13 meeting to discuss this sketch.

Zoning Update – Chester County Plan. Com. – Hillary Krummrich and Mark Gallant were present to continue discussion on the zoning update. The following was noted:

Zoning use listing will be alphabetical.

The December meeting will be changed from 12/25 to 12/12 and this will be advertised. There will be no PC meeting on 12/11.

There was discussion on open space design with Mark Gallant

Lower density for conventional use to make open space more desirable.

Eliminate option addressing open space design as mandated.

How do we make open space design more attractive and easier to use?

Agreed that open space design option is not “conditional use”.

Agreed to look at options 1 & 3 for the next meeting to come up with a hybrid option.

Housing types tied to open space design provides flexibility.

Do not consider multi family under the R1 district. This should be for higher density districts.

Members were asked to meet with John Spangler on October 30th a 7:30 p.m. to discuss some legal issues with regard to Pennsbury Village.

With no further business the meeting adjourned at 9:15 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary

