

**PENNSBURY PLANNING COMMISSION MINUTES  
NOVEMBER 27, 2007**

Chairman Bill Holloway called the meeting to order at 7 p.m. Present were Bill Holloway, Michael Lane, Barbara Kurowski and Kathy Howley. The minutes were approved as amended.

It was noted that the next planning commission meeting will be on Wednesday, December 12, 2007 at 7 p.m. This will be advertised and a reminder sent out to everyone. This will be the only meeting in December because of the holidays. It was also noted that members looked at the sketch plans for the road configuration for Pennsbury Village that was submitted to the supervisors on November 19<sup>th</sup>.

**Update of the Zoning Ordinance** – present from the County was Mark Gallant, Jean Speirs and Hillary Krummrich. Mark Gallant continued with the open space design ordinance and the following was noted:

- Suggest name change to “open space and design option”
- Keep historic adaptive reuse as a conditional use
- Open space design will be a use by right
- The county will draft some performance based conditions for additional density for historic adaptive reuse
- Suggest 60 ft. minimum set back instead of 75 ft.
- Put lot averaging at the end of this section. It should be “conditional use” and put in other zones and not just R3
- Ms. Krummrich stated as they go through the zoning update, they will keep a list of changes that impact the SLDO and at the end of the update, give to the township to consider for interim update to the SLDO

Hillary Krummrich started the review of the general regulations. Rusty Drumheller and Matt Houtman also have been asked to comment on this section.

- Front yard requirement exception should be put in the MU district
- Height limitations need to be reviewed again. Had some discussion on what might be included in this section.
- Minimum floor area – move this out of general regulations.

We will continue the review of this section at the December 12<sup>th</sup> meeting. Also on that date the members will discuss what days they wish to meet during 2008. With no further business the meeting adjourned at 9 p.m.

Respectfully submitted:

Kathleen Howley, Recording Secretary