

**PENNSBURY PLANNING COMMISSION MINUTES  
APRIL 8, 2008**

Chairman Mike Washko called the meeting to order. Present: Mike Washko, Michael Lane, Bob Crandell, Barbara Kurowski, Lynn Luft, Jim Ware, Aaron McIntyre and Kathy Howley. Minutes were approved as submitted.

**Zoning Update**

Jeannine Speirs and Hillary Krummrich were present to continue the discussion on the update of the zoning ordinance. The following was discussed:

- R4 district uses by right, special exceptions and conditional use
- Net density per acre
- Change definition of triplex and put under townhouse and not apartments
- Maximum number of units per structure will be 8
- Flag lots – maximum of 3 allowed
- Discussed nursing home, retirement community and assisted living
- Mobile home park district – discussed side yard dimensions
- Accessory building size
- Village residential – new district added. Add coffee shop/bakery 1500 sf under conditional use
- Public utility presently under special exception. This will be discussed further later and to possible placement under conditional use
- Highway Commercial – list of special exceptions will be revisited later.

It was noted that the County, members and supervisors will be meeting on April 16, 2008, 7 p.m., instead of April 22<sup>nd</sup> which is primary day. At that time there will be continued discussion on the zoning update and specifically open space design as a use by right. County consultants will meet with any PC member at 6 p.m. who wishes to go over any aspect of the zoning update thus far. With no further business the meeting adjourned at 9:45 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary