

**PENNSBURY PLANNING COMMISSION MINUTES
APRIL 16, 2008**

Vice Chairman George Beer brought the meeting to order at 7 p.m. Present: George Beer, Michael Lane, Bob Crandell, Lynn Luft, Jim Ware, Aaron McIntyre, Barbara Kurowski, kathy Howley. Also present were supervisors Scotty Scottoline and Karen Wood. The minutes were approved as submitted.

Update of the Zoning Ordinance – Consultants from the Chester County Planning Commission present were Carol Stauffer, Mark Gallant, Hillary Krummrich and Jeannine Speirs. Carol Stauffer gave a background on the recent adoption of the Comprehensive Plan and the ongoing update of the Zoning Ordinance, particularly, as it relates to the changes in the Comp Plan. She stated that the centerpiece of this plan is land use planning. The open space design option came about in the early 90's as a conditional use and it has not been used that much. If the township wants to encourage open space, we should think of ways to make it a simple process which might encourage developers to use it. The multi-family option is used presently in the adaptive reuse of historical structures and this is done by conditional use. There are many townships that have open space as conditional use but if you want to encourage it, you may want to have it as use by right.

Planning Commission members, thus far, have recommended open space option being a use by right and the conventional configuration conditional use. Karen Wood stated she is in favor of this. Scotty Scottoline has some questions. The County suggested that we may want to have conventional as use by right also. This is another option. The County stated they could run a couple of scenarios for us to help clarify things. This will be done and sent to Kathy Howley for dissemination. Discussion followed on how sewage could be handled on larger lots versus smaller lots and community systems. Jeannine Spiers also suggested that we may want to adopt conservation by design standards in the land development and subdivision ordinance and have open space design by right and conventional plan by conditional use. It was agreed that open space conservation is important to the township and we all must be on the same page with this as we move forward with the update of the zoning ordinance. With no further discussion the meeting adjourned at 8:30 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary