

**PENNSBURY PLANNING COMMISSION MINUTES
SEPTEMBER 9, 2008**

Chairman Mike Washko called the meeting to order at 7 p.m. Present: Mike Washko, Bob Crandell, Aaron McIntyre, Lynn Luft, Barbara Kurowski, Jim Ware, George Beer, Michael Lane and Kathy Howley. The minutes were approved as submitted.

Springdale Farm Subdivision Preliminary Plans

Matt Houtman was present to go over the revised plans and comments from his letters. The following was noted:

- Reviewed his letter of 9/8 noting issues satisfied and other outstanding
- Planning modules will be submitted soon – there are suitable sites for sewage
- Members request applicant reduces number of driveways onto Hickory Hill Road. Numerous driveways may create a dangerous situation even though it might meet code.
- Research sewage disposal area in easement on lot 5 – can this be done
- Note buffering of historic home and PHMC/DEP will be reviewing the plans since it is listed in the National Historic Landmark area.
- Move back lot line on lot 4 to correspond to easement line.
- Have concerns of developing on the aquifer. What can we do to better protect this sensitive area as we proceed through the approval process?

George Beer moved to recommend conditional approval based on the following:

- All items still outstanding and conditions noted in Mr. Houtman's review letter of 9/8 are satisfied.
- Obtain a resolution of sewage placement on lot 5.
- Move back lot line on lot 4
- Address protection of aquifer
- Combine driveways – reduce number coming onto Hickory Hill
- Consideration given to Susan Hauser's comments regarding the historical significance and protection of historical landmark – the house should be buffered from any new development on the property and the site does reflect high archaeological potential.

The motion was seconded and all were in favor except Lynn Luft who voted no.

Zoning Update – Continued the update of the zoning ordinance with Chester County Plan. Commission – Jeannine Spiers and Susan Elks were present. The following was reviewed:

- The county will draft a land use and zoning matrix
- The October meeting with the County will be the 28th and not the 14th.
- Reviewed Supplemental Use regulations, Article XX
- Car dealerships
- Outdoor café – include in our regulations
- Add eating establishments in village commercial
- Junk yard/salvage – new regulations
- Recycling center and processing center – new regulations

With no further business the meeting adjourned at 9:30 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary