

**PENNSBUJRY PLANNING COMMISSION MINUTES**  
**MAY 10, 2016**

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Bob Crandell, Lynn Luft, Jim Ware, Jeff Streitl, Dennis Smith and Kathleen Howley. It was noted that Damian Demnicki and Margo Leach have resigned from the Commission. Dennis Smith asked for clarification in the March 22<sup>nd</sup> minutes as to whether or not the Planning Commission gave a recommendation of final approval to Windmill Hollow. There was discussion and members could not come to a resolution. Mr. Crandell moved to accept the 3/22/16 minutes as written. The motion was seconded. All in favor and the minutes were approved as submitted. There was a motion to accept the April 12, 2016 minutes as written. The motion was seconded and all were in favor. Motion passed.

**Longwood Gardens proposed zoning language**

Susan Elks and Jamie Larzelere from the Chester County PC were present as well as Supervisors Scottoline and Fenton. There was continued discussion on the proposed zoning language for Longwood Garden. Susan Elks gave an overview of the project and where we are to date with a Pennsbury Township draft ordinance addressing approximately 89 acres of Longwood Gardens that are in Pennsbury. The discussions started with Longwood Gardens August of 2012 and have been ongoing. The following points were noted:

1. Webb Barn farm buildings – uses were noted. The barn structure is in Kennett Township and the calf barn as well as two historic homes are located in Pennsbury.
2. Longwood's plans are to focus on improving this area sometime starting in 2018. The fountain renovation should be done in 2017.
3. Plans for updates and renovations have changed over the past few years as they come to understand what can and cannot be done. Parking/traffic controls are an important factor they are addressing now.
4. Most activity is located in East Marlborough Township. That township has had zoning in place and have addressed activities over the years. Kennett and Pennsbury have lower intense uses. A cultural conservation district is proposed for all three townships.
5. It was suggested that the CCD zoning not be placed over municipal owned property. The County did not see a problem with that.

A discussion followed going over Lynn Luft comments on the proposed zoning language. It was noted that at some point the draft should be moved onto the supervisors and Tom Oeste for comment. Tom Oeste has been asked by Dennis Smith for input on certain issues but members have not heard back from him. The disposition of the draft will be discussed at the next PC meeting on May 24<sup>th</sup>. With no further business the meeting adjourned at 7:30 p.m.

Respectfully submitted:

Kathleen Howley, Recording Secretary

