

**PENNSBURY PLANNING COMMISSION MINUTES  
DECEMBER 8, 2015**

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Dennis Smith, Jim Ware, Damian Demnicki, Lynn Luft, Margo Leach and Kathleen Howley. The minutes of November 10 2015 were approved as submitted:

**LONGWOOD GARDENS PROPOSED ZONING** – Susan Elks from Chester Co. Planning Commission was present and reviewed with members how the process got started 2 years ago for a proposed zoning district that would cover Longwood Gardens which is located in three townships, East Marlborough, Kennett and Pennsbury. The proposed zoning district for Pennsbury is titled Cultural Conservation and uses included are timber/forestry, event space, botanical gardens, municipal land, parks and agricultural. It was noted that housing is not permitted in Pennsbury but definitions speak to this because of the existing housing that is there already off Webb Barn Lane in Longwood Gardens. Otherwise, existing housing would be considered non-conforming which is not desirable. Event space is also included because of the possible future use of the Webb Barn which is located in Kennett Township but sits on the township lines between Kennett and Pennsbury. It was suggested that the township might want to include “existing house” in the definition of botanical garden. Tom Oeste will be asked his opinion on this. Mr. Oeste will be asked to review #3, page 3 which speak to overnight lodging. Page 3, #10 should read “resource” and not the plural.

Under area and bulk regulations members asked Mrs. Elks to review the impervious coverage and building coverage percentages. These appear to be too high. It was noted that Longwood Gardens land, in Pennsbury Township, consists of 3 lots. Mrs. Luft is concerned about the building coverage per lot and the potential for a large building to be erected in the future even though it is not in the present plans at Longwood.

Mrs. Elks also distributed a revised draft of the MOU between Longwood Gardens and all three townships. She asked that Tom Oeste provide his comments. Ms. Howley will send it to him. Mrs. Elks stated she would tweak the draft based on our conversation and get back to us. Mrs. Luft would like to review again the accessory uses and that will take place at a future meeting. Members thanked Mrs. Elks for her attendance at the meeting which was very helpful in order to understand the reasoning behind this type of proposed zoning.

The next meeting will be the organizational meeting on January 12, 2016. With no further business the meeting adjourned at 7:15 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary