

PENNSBURY PLANNING COMMISSION MINUTES
FEBRUARY 23, 2016

Chairman Dennis Smith called the meeting to order at 5:00 p.m. Members present: Dennis Smith, Bob Crandell, Margo Leach, Jeff Streitell, Damian Demnicki, and Jim Ware. Minutes of the February 9 meeting were approved as submitted.

Due to a request from Mr. Sanford, the Windmill Hollow subdivision was not considered at this meeting. Therefore, the only item considered was the LONGWOOD GARDENS COOPERATIVE PLANNING PROJECT.

Susan Elks of the Chester County Commission provided via email (Susan Elks to Kathy Howley and Dennis Smith, February 17, 2016) the following: (a) Cultural Conservation District – current version and (b) a discussion of specific points outside of the zoning provisions themselves.

The 5 items listed in the minutes of the February 9 meeting were discussed and resolved as follows:

1. 1. Event Space – should this be taken out of “use by right” and put under conditional use. Discussion followed as to how this can be regulated and prohibit a large “event space” being constructed in the open space at the Gardens. Area and Bulk regulations have anything larger than 5000 sf be a conditional use but is this enough? Item H further defines how event space is to be used but how will the township know about the function and therefore regulate it if it is not permitted?

Resolution: Keep the limit of 5,000 SF. 5,000 SF is a limit that the township uses elsewhere in its ordinance in a similar manner. As for provision H, Longwood is always publicizing its events, and it would not be that difficult to randomly check that they were in compliance.

2. Event Space item C – add overnight guests is permitted “only” when occurring in an

Resolution: “only” is inserted.

3. Should we add number of rooms to overnight guests or stay with citing 25 people rather than rooms? Should we cite? The township does not want to see future use of historic resource used for the general public to buy packaged “weekend” tours of the gardens and stay overnight.

Resolution: Maximum of 25 guest rooms inserted and no hotel/inn, motel, or B&B is permitted.

4. Members asked that Susan Elks clarify under accessory use why performing arts, visitor center, ticket facility are included. Members would like to see these taken out.

Resolution: Performing arts facility is deleted. Visitor center and ticket facility if utilized would permit small scale entrance to the Webb Barn area.

5. The area and bulk regulations for lot coverage should be considerably reduced – maybe to 4% and 8%. Whatever is reasonable.

Resolution: PC members wish to keep the numbers to 4% and 8%. This is consistent with the other parcels in the proposed CC District.

Additional change: In Event Space J (page 3) change existing floor area to historic floor area.

The next PC meeting will be March 8, 2016 at which time Windmill Hollow will be on the agenda. The PC wishes to keep going with the Longwood Gardens zoning as soon as possible, with Susan Elks in attendance. Dennis Smith will coordinate setting a new date.

Respectfully submitted,

Jim Ware
Recording Secretary