

PENNSBURY PLANNING COMMISSION MINUTES  
MARCH 3, 2016

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Margo Leach, Lynn Luft, Bob Crandell, Dennis Smith, Jeff Streitel, Damian Demnicki, Jim Ware and Kathleen Howley. The minutes of the February 23, 2016 was approved as submitted.

**LONGWOOD GARDENS PROPOSED ZONING** – Susan Elks and Jamie Larzelere were present from Chester County Planning Commission to answer any questions and clarify the proposed draft of the new zoning which would address development at Longwood Gardens in our township. Dennis Smith opened discussion and asked if anyone had any other questions for Susan and Jamie before discussion started on the proposed area and bulk regulations in the draft.

Lynn Luft asked questions about the possible use of existing structures for bed & breakfast as well as the number of rooms and guests stated in the draft. A discussion followed and most members were satisfied with Susan's explanation and reasoning. Mrs. Luft also asked about parking for special events and Susan Elks commented that this is found under general regulations for parking in our zoning. Mrs. Luft stated that critical conservation areas should be noted but Mrs. Elks stated there is no reference to this wording in our regulations. This could be something we input with an update of the comprehensive plan.

Members would like to see under area and bulk regulation a maximum lot coverage of 4% for any lot occupied by buildings and 8% for any lot occupied by impervious coverage. Mrs. Elks stated that she could not find coverage this low in any other zoning in Chester County except for agricultural zoning. She would not go lower than an 8% and 12% ratio. She will research other township's area and bulk regs. Tom Oeste should be asked to weigh in on this and give an opinion. In the meantime, members asked that the draft be written as 4% and 8% and a discussion follow. If it is found that this is not reasonable, then there will be further discussion. The township has put open space conservation a major goal in our land planning. Jamie stated that of 70 acres on the west side of Rt. 52 that is in our township, 44 acres are net out because of land constraints. There are 46 acres on the west side that are developable. The east side of Rt. 52 in our township contains approximately 20 acres which is not developable. There was also discussion on the proposed parking lot going in on the south side of Rt. 1 in Kennett Township. Mrs. Elks will send members information on that for comparison.

It was agreed that Mrs. Elks will revise the draft of the proposed ordinance and send to members for general agreement which will then be passed onto the supervisors for review. Members thanked Susan and Jamie for their help and attendance at meetings. With no further business the meeting adjourned at 6:50 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary