

Pennsbury Township Planning Commission Draft Minutes

August 13, 2025

Present: Dennis Smith, Kay Ellsworth, Karen Meloney, George Trammell, Judi Wilson, and Dan Boyle. Absent: Mike Clements.

Chairperson Dennis Smith called the meeting to order at 5:30 pm.

The minutes of the Planning Commission meeting of June 9, 2025, were presented. Amendments/changes were offered by Kay Ellsworth and Karen Meloney. A motion to approve the minutes as amended was made by Kay Ellsworth, second by Dennis Smith. The motion was passed unanimously.

ZHB Application 102 Cossart—Josem & Adler

Mr. William Josem presented an application for a variance to allow a stand-alone garage to be built. His property is on land that was subdivided in the 1980's and shares a driveway with his neighbor. His neighbor built a garage in 2018. He is over the impervious coverage limitation due to a pump house he built for his pool, built solely for aesthetics, to preserve the natural look of the property.

Historic Commission Chairwoman Judi Wilson indicated that the HC had no objection to the application. The Planning Commission voted unanimously to recommend that the Board of Supervisors approve the application.

ZHB Application 3 Baltimore Pike—Chadds Ford Elementary School

Attorney Lauren Chesney presented the application along with Unionville-Chadds Ford School District Director of Facilities James Whitsel.

The applicant requests a special exception to build an outdoor classroom at Chadds Ford Elementary School (a similar application was made successfully made in 2023 for Hillendale Elementary School). The 15.8 acres is zoned R-1, which permits school use by special exception.

The application for special exception is due to the use and a variance due to the structure exceeding the 600 Sq. ft. limitation. The outdoor classroom will provide numerous features including pavilion, instructional wall, and expanded hard surface for activities. The structure will be available for use year-round.

The Planning Commission voted unanimously to recommend that the Board of Supervisors approve the application.

VPP—Ordinance Update

A discussion occurred regarding the VPP—Ordinance Update project. The project was is coming to a conclusion after two years. The Brandywine Conservancy and the PC did a great job in completing the project.

Historic Commission Update

The Township will be working with the Chester County Planning Commission to continue to work on the Historic Commission grant program that was completed last year. The new program is a continuation of that project which will provide greater detail with certain parts of the ordinance, including enforcement. This program will likely last approximately five months in totality.

With no further business the meeting was adjourned at 6:55 pm.