

## **Pennsbury Township Planning Commission Minutes**

**September 10, 2025**

Present: Dennis Smith, Kay Ellsworth, Karen Meloney, George Trammel, Joe Short, 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 August July 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 George Trammell, and seconded by Kay Ellsworth. The motion was passed unanimously.

### **ZHB Application--2066 Parkersville (Paulsen)**

Attorney Matt Ryan presented the application along with Mr. Paulsen. The project is to renovate part of the existing porch and add on a 10'X10' (100 Sq. Ft.) new foundation. Note: the applicant believes the current amount of impervious coverage is below the allowable limit.

The applicant requests a variance for the incursion into the existing side yard setback, which is a minimum of 20ft. He is also requesting a dimensional variance for the enlargement of a non-conforming building per Section 162-2204A.

The addition would not extend the depth of the non-conformity (but instead laterally) into his neighbor's property. The Paulsen's have attempted to get a letter of support from Mr. Press, but have not received anything to date (although Mr. Paulsen did indicate that Mr. Press did not oppose the plan verbally).

A motion was made by Chairman Dennis Smith to recommend that the Board of Supervisors support the application, contingent upon his receiving a letter of support from his neighbor. George Trammell seconded the motion, which passed unanimously.

### **ZHB Application—423 Baltimore Pike (Freddie & Marshie, LLC—Gables Restaurant)**

Applicants Alfredo and Anne Kolenick seek a variance to place a movable pergola-style roof over their ceremony space. It will only be used in inclement weather.

The applicant indicated that they would install a seepage bay and grass to alleviate any stormwater management issues.

Historical Commission Chairwoman Judi Wilson indicated that the HC had reviewed the application and property and had no objection.

Kay Ellsworth made a motion to recommend that the Board of Supervisors support the application, which was seconded by George Trammell. The motion passed unanimously.

### **Haskell Sketch Plan Review**

Members of the Haskell family came in to briefly discuss some possible uses of the property and the best use of their land. The property is eased in various configurations by various members of the family. The easements are held by the Brandywine Conservancy. Because of the complexity of the current and possible future ownership rights, the Haskell's want to ensure they are proceeding most efficiently while coordinating with the Township and Conservancy.

With no further business, the meeting adjourned at 7:30 pm.

Respectfully submitted: Dan Boyle, Recording Secretary