

Pennsbury Township Planning Commission Minutes

March 11, 2026

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

Chairperson Kay Ellsworth called the meeting to order at 5:00 pm.

The minutes of the Planning Commission meeting of February 11, 2026, were presented. A motion to approve the minutes was made by Kay Ellsworth, seconded by Dennis Smith. The motion was passed unanimously.

Zoning Hearing Board Application – McMain 357 Chandler Road

The applicant (McMain) has made an application to expand the width of their existing garage by 10 feet. This request results in a variance to the 50-foot setback requirement from the adjoining property line. The stated purpose of the expansion is to convert the garage into a small family room. The adjoining neighbor has agreed to support the variance request. Since the house is a historic structure, the Historical Commission also reviewed the plans and supported the request. A motion was made to recommend that the Board of Supervisors support the application. The motion was unanimously passed.

Comprehensive Plan Project Update

Karen Meloney presented a project update. Karen also provided a written update to the PC. The update is attached to the meeting minutes.

PC information sharing

Kay Ellsworth provided an update on two items that will be discussed at our next PC meeting on April 8th, 2026:

1. 800 and 1000 Hickory Hill Road- Renninger. The next review steps with the project are the Conditional Use application and Subdivision plans. The Conditional Use hearing is scheduled for March 18th. The architectural and landscape plans were not presented to the PC 30 days prior to the BOS CU hearing, as required by ZO § 162-2308(B)(4). As a result, the PC cannot make a recommendation to the BOS.
2. Windmill Hollow Phase 2 Reverse Subdivision Sketch Plan – Sanford.

Meeting was adjourned at 6:36 pm.

Respectfully submitted,
George Trammell

TO: Pennsbury Township Planning Commission
FROM: Karen Meloney
DATE: March 11, 2026
RE: Report on VPP Task Force Project to Update Pennsbury Township
Comprehensive Plan
Task Force Meeting #2 – February 26, 2026

On Thursday, February 26, 2026, members of the Task Force in attendance:

- Brandywine Conservancy: Elizabeth Burns, Lead Planner; Olivia Falcone, Associate Planner; Quinton Birl
- PC Members: Dennis Smith, Kay Ellsworth, Karen Meloney
- Historical Commission: Judi Wilson
- Township Manager: Dan Boyle
- VPP Partnership Program Grant Monitor: Nina Weisblatt

Discussion Items:

- Public Engagement
 - Reviewed Community Vision Survey and finalized – communication goals:
 - Dan Boyle will talk with the newsletter publisher to see if the survey can be included as a centerfold for residents to mail back.
 - Send the flyer with the QR code to residents who signed up for the Township's email list – Dan will organize.
 - BoS, PC, and Historical Commission members on the Task Force should send the Community Visioning flyer to their HOAs or resident contacts.
 - Community Visioning Session: Thursday, March 19, 2026, from 5:30 to 7:00 p.m.
- Natural Resources, Open Space, and Recreation – Discussion of Township Accomplishments and Draft Recommendations
 - Things to Consider:
 - What are the top priorities? Is it natural resource protection overall, impaired stream or water quality, specific open space priorities, trails, bikeways, education, or river access and recreation?
 - Are there specific areas of the township where future projects should be prioritized?
 - What are the two or three things you hope to see accomplished in the next ten years related to this topic?
 - We completed the review of the draft recommendations for Natural Resources and briefly discussed Open Space and Recreation, with further discussion deferred to the April meeting.
 - Significant achievement in expanding protected open space over the past 20 years.
- Comments:
 - We discussed recommending that the Township adopt an ordinance establishing a Scenic Resources Overlay District.

- Scenic Resources can be considered part of historic resources but given the amount of protected open space in the Township, it should also be recognized within our open space recommendations. It can serve as both.
- Discussed Parks and Recreation Committee.
- We need to review the maps because some have been condensed and are hard to read.

Next Meeting: Thursday, April 23, 2026, 12:00 p.m. – 1:30 p.m.