

Planning Commission (PC) Meeting Minutes
Wednesday, October 4, 2017, 7:30 P.M.

Commissioner Attendees: Gary Summers, Rob Miller, Suzy Breiseth, Sean Rafferty, and Mickey Bailey.

Commissioners Absent: Meg Johnson, Santhosh Kanjula, Matt Murphy.

Attendees: Consultants - Kristin Camp, Esquire, Planning Commission Solicitor; Craig Kologie, AICP, Zoning Official; Township Parks, Recreation and Trails (PRT) Committee - Tom Bierl, Chairman, Jesse Noa, Committee Member.

1. **Call to Order:** Summers called the meeting to order at 7:30 p.m.
2. **Public Comment on Non-Agenda Items:** no public comment on non-agenda items.
3. **Zoning Hearing Board Application:**
 - a. Joanne Thompson/Riverside Development Ventures, LLC/Tax Parcel 63-4-495 (100 Winston Lane, West Chester, PA 19382) - Neil Land, Esquire and Applicant Joanne Thompson, along with Vic Kelly, P.E., Riverside Development Ventures, LLC, property owner, appeared before the PC to discuss the application seeking a variance to permit a wall sign on the new daycare center building. Land distributed an exhibit showing the layout of a 31 inch x 74 inch full-color sign proposed for the building as well as a photograph with a depiction of the sign overlay. The sign is cut acrylic with the branded logo and letterset. **DISCUSSION:** Miller asked as to the need for a sign. Thompson noted that Ducklings is a commercial enterprise with no signage currently associated with the approved use building. Signage is essential to the viability of the business. Enrollment at the Winston Lane site is good but they are not yet full. Rafferty asked why signage was not included in the development plan and the legal stipulation. Land, Kelly, and Kologie responded that the language of permanent signage was overlooked through the land development and settlement stipulation processes. Kologie noted that the daycare center building is located in the RA zoning district and that the Riverside at Chadds Ford development was approved using the Village Design Overlay Development (VDOD) which is permitted in the RA District. The settlement stipulation requires the daycare center building to comply with C-1 Neighborhood Commercial District but does not address signage or design standards for signs. Summers noted that the Applicant is not proposing to illuminate the wall sign. Breiseth noted no issue with the size or location but asked if the colors could be tied into the color scheme of what appears to be quite a nice building. Miller noted, by example, that certain corporations, such as Wawa, modify signage in certain districts so that signage appears as a silhouette. Bailey inquired as to the colors being part of a trademark/franchise for the business. While not a franchise, Thompson is the operator of multiple locations and therefore the images and colorset are part of the branding operation. Summers noted the potentiality of imposition of hardship for any small business owner with multiple sites who would be required to obtain various sign designs. **PUBLIC COMMENT:** Heidi Heidhilel indicated that an issue with interior

overnight security lighting that was a nuisance has been resolved by Thompson. She noted no objection to the sign given that it is not to be illuminated. Michael Scott, representing the Riverside at Chadds Ford HOA, indicated that the site was developed to blend in with the community and therefore the signage should also. He also indicated that the community received notice of the matter on the PC agenda but it was not clear as to the nature of the zoning request. Secretary responded that the notice regarding the PC agenda was a courtesy and that going forward, it is notices from the Zoning Hearing Board Solicitor that fully sets forth the nature of the variance. Scott Kirkland questioned the request for a variance given that the current Township Zoning Code addresses the square footage of signage in a residential district. Rafferty pointed out that the request is related to a commercial business and not an in-home business. Miller and Camp noted that the Code references in 250-52 for an owner-identification sign do not address commercial operations. Overall, the proposed signage affixed to the building is appropriate from a neighborhood perspective. MOTION: Prior to the motion, Breiseth and Miller noted their minority opinion that as to color, the Applicant modify the colorset of the sign lettering in order to match the traditional color scheme of the neighborhood (substitute black or dark brown lettering for blue and orange colors). Breiseth moved, Rafferty seconded, to recommend to the Board of Supervisors and to the Zoning Hearing Board, to grant a variance to permit a wall sign on the new daycare center building as discussed and presented; motion approved.

4. Ordinances:

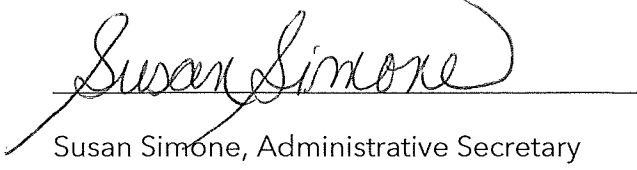
- a. Pre-Draft Chapter 147 Parks and Recreation Areas - Camp provided model ordinances for West Nantmeal and East Goshen Townships. PC and PRT representatives received a copy of the West Nantmeal Ordinance. Camp noted that West Nantmeal's model includes provisions with regard to ultralight and other small aircraft prohibition. Discussion ensued as to proposed edits of the current Pocopson Township Chapter 147 which was reviewed by the PRT Committee and distributed to the PC. Attendees agreed to relist the pre-draft for the January 2018 Planning Commission meeting with consideration to the following points:
 - i. Legislate use of drones/unmanned aircraft within the ordinance or rely on state law as taking precedence.
 - ii. Language for permitted park hours (sunrise and sunset).
 - iii. Rules and regulations for animals, as set forth in the West Nantmeal text, is a good starting point particularly with regard to off-leash situations and township park rules complying with the Pennsylvania dog laws. PC noted instances where there could be an imposition to park users who are uneasy around dogs even when the dog owner appears to have a well-trained dog under control.
 - iv. For consideration might be clarification with regard to distribution of advertising or political collateral material within park boundaries.
 - v. Posted regulations that are specific to trails, i.e., walking, equestrian, bicycle paths, etc.

5. Meeting dates:

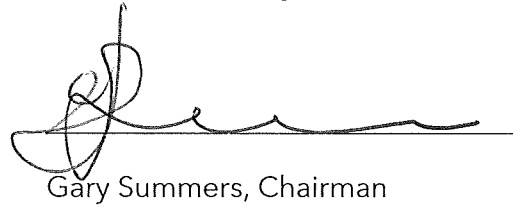
- a. Board of Supervisors - October 16th and 30th
- b. Planning Commission meeting November 1st
- c. Public Hearing to Adopt Ordinance Amendments to Keeping of Animals, Natural Resources/Features, and to repeal Code Chapters 12 (Alarms) and 27 (Buildings, Number of) - October 16th

6. Approval of September 6, 2017 Meeting Minutes: Breiseth moved, Rafferty seconded, to approve the September 6, 2017 Meeting Minutes as corrected; motion carried.

7. Other Business: no other business to discuss.
8. Adjournment: At 8:15 p.m., Breiseth moved, Summers seconded, to adjourn the meeting; motion carried.



Susan Simone, Administrative Secretary



Gary Summers, Chairman