



# Pocopson Township

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## **Planning Commission Meeting Minutes Monday, 7:30 P.M., February 19, 2014**

Commissioners in attendance: Gary Summers, Rob Miller, Mickey Bailey, Meg Johnson, and Steve Simonson.

Commissioners Absent: Sean Rafferty, Suzy Breiseth, Barney Leonard.

Guests: Anthony Verwey, Esquire, Township Solicitor; Richard Jensen, Zoning/Code Enforcement Official.

**1. Call to Order:** Summers called the regular meeting to order at 7:35 P.M.

**2. Public Comment:** no public comment.

**3. Zoning Hearing Board Appeal No. 1-2014/Marlborough Valley Corn Maze, LLC, Tax Parcel 63-3-70, 1880 Unionville-Wawaset Road:**

**DISCUSSION:** Michael B. Murray, Jr., Esquire, and Applicants Samuel Wickersham, George Wickersham, Jr., and Matt Herzog, appeared before the PC to discuss the Application appealing the Zoning Officer determination. They appeared previously during the PC meeting on January 15<sup>th</sup>. Commissioners discussed noise, lighting, traffic control, food service, use of electrical generators, and the number of patrons to the facility during the Halloween season, and the hours of operation. The PC approved a motion during the meeting on January 15<sup>th</sup> recommending that a variance be granted to allow continued operation of the amusements subject of the discussion and that reasonable conditions be placed upon those uses. At that time, the PC expressed desire to revisit the matter in order to contribute additional guidance if the zoning hearing board proceedings were delayed. To that end, the Commissioners discussed to what extent the Marlborough Valley Farm amusement compares with and has the potential for growth like the Bates Motel amusement located in Delaware County. Herzog assured Commissioners that the Marlborough Valley Farm operation is in complete compliance with all state and federal guidelines for agricultural amusements. He also discussed potential plans, going forward, to apply to PennDOT for a secondary gate to create separate ingress and egress.

**Motion:** Miller moved, Johnson seconded, that the Planning Commission recommend that a variance be granted and that the Zoning Hearing Board consider inclusion of the following conditions:

(1) that the applicants be required to provide at least five (5) toilet facilities and additional facilities as attendance makes necessary;

(2) that the length of season for the haunted attraction shall be opened only from the last week in September to the first full weekend in November and the hours of operation for the nighttime activities begin at 5:00 p.m. on Thursday, Friday, Saturday and

Sunday, with ticket sales ending at 10:30 p.m. for each day of operation; all activity operations must cease by 12:00 midnight on Thursday, 1:00 a.m. on Friday and Saturday, and 12:30 a.m. on Sunday. With respect to the corn maze, activities begin at 9:00 a.m. to dusk through the months of August, September and October, operating 7 days per week;

(3) adequate parking shall be provided for all vehicles on site and that no vehicles shall be permitted to park outside the event site;

(4) Applicants shall station at least one person at the entrance of the facility during hours of operation wearing ANSI or DOT approved attire and using traffic safety equipment to delineate the entrance to the activities and to direct vehicles on to the site;

(5) Trash detail along Wawaset Road (Route 842) and surrounding the entrance, as well as the entire site, will be performed after each night of operation;

(6) Applicants shall provide two (2) entrances on Wawaset Road (Route 842) suitable for emergency vehicles.

Motion approved.

**4. DRAFT Ordinance Revision Farm-based Occupation:** Commissioners agreed to table further review until the March meeting.

**5. Other Business:** Secretary noted a request from the Board of Supervisors for the Commissioners to consider a Code Section legislating discharge of weapons and hunting and trapping. The current Township Code Chapter on Parks provides guidance for hunting and trapping on public areas. A Brandywine Greenway report from the Brandywine Conservancy was distributed noting a review of Township Code Section 250-87 Natural Features. The reviewers for the Conservancy concluded that Section 250-87 needs no amendment at this time.

**6. Approval of Meeting Minutes:** Tabled approval of meeting Minutes dated December 18, 2013. Summers moved, Johnson seconded, to approve the Minutes dated January 15, 2014; motion approved.

**7. Adjournment:** At 9:20 P.M., Summers moved, Simonson seconded, to adjourn the meeting; motion approved.

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Susan Simone, Administrative Secretary

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Gary Summers, Chair