



# Pocopson Township

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## Planning Commission Meeting Minutes Wednesday, 7:35 P.M., March 19, 2014

Commissioners in attendance: Gary Summers, Suzy Breiseth, Rob Miller, Barney Leonard, Sean Rafferty, Mickey Bailey, Meg Johnson.

Commissioner absent: Steve Simonson.

Guest: Kathy Miller, Chair, Pocopson Township Stream Team.

**1. Call to Order and Call for Public Comment:** Summers called the regular meeting to order at 7:30 P.M. No public comment.

**2. Riparian Buffer Ordinance Amendment:** The following representatives from the Brandywine Conservancy appeared before the PC: Wesley R. Horner, Senior Advisor for Water Resources, and John Theilacker, Associate Director, Municipal Assistance Program. The representatives discussed a new riparian buffer ordinance program the Conservancy is offering to increase protection of forested riparian buffers in watershed Greenway municipalities such as Pocopson. The program is funded by a William Penn Foundation Grant. The grant supports work to assess the Township's existing riparian buffer ordinance and then supports staff work associated with writing or amending the language, and it extends through adoption during a public hearing. A model ordinance was not available for circulation during the PC meeting. The Conservancy is searching for interested municipalities that would like to strengthen and restore riparian buffers through an ordinance amendment. The benefits of the ordinance amendment may include:

- MS4 credits
- TMDL (total maximum daily load) credits for the Christina Watershed implementation program
- Water quality research sharing with Stroud Water Research
- Assistance with calculations required for agriculture tract owners to obtain federal money for ordinance compliance – this could improve farmland preservation and water quality
- Reforestation opportunities – planting trees to enhance water quality and improve the flow of the Brandywine

During the discussion, Commissioners determined that the current ordinance, while fairly concise, could be amended to clarify and expand specific riparian zones and provide for restoration. Riparian ordinance revisions could also open the door for assistance for agricultural tracts to receive Conservation preservation enhancements.

**Motion:** Miller moved, Breiseth seconded, to recommend to the Board of Supervisors that they consider participation in the riparian buffer ordinance program as discussed with the Brandywine Conservancy representatives; motion approved.

**3. Farm Occupation** – Commissioners agreed to table further review of the Farm-based Occupation Ordinance until the May 21<sup>st</sup> meeting.

**4. Other Business –**

**(a) Bylaws and General Operation Procedures:** Commissioners reviewed drafts for operating guidelines and bylaws.

**Motion:** Rafferty moved, Breiseth seconded, to submit the draft bylaws and general operating guidelines to the Board of Supervisors; motion approved.

**(b) Mini-cell towers/DAS arrays:** Commissioners reviewed Secretary's notes from the Chester County Association of Township Officials Convention and recommended that the Secretary obtain a copy of the joint municipality ordinance adopted in February in Bucks County and to recommend that the Board authorize the Township Solicitor to begin work on reviewing and drafting legislation for wireless devices installed in rights-of way.

**(c) Amendment to Section 250-52 Signs** – Leonard proposed amending Section 250-52 E.(4) with regard to contractor and artisan signs, as the Section does not specify a time period for display of such signs. PC agreed to revisit this Section and to draft language accordingly.

**5. Correspondence and Announcements –**

**(a) Comprehensive Plan Task Force Public Meeting April 16<sup>th</sup>:** Secretary reported that in accordance with the Municipalities Planning Code, the April 16<sup>th</sup> meeting will be a public meeting for public review of the Draft Comp Plan. The PC will be required to recommend the approval of the Comp Plan to the Board of Supervisors.

**6. Approval of Meeting Minutes:** Rafferty moved, Miller seconded, to approve the December 18, 2013 Meeting Minutes; motion approved. Johnson moved, Summers seconded, to approve the February 19, 2014 Meeting Minutes; motion approved.

**7. Adjournment:** At 8:35 P.M., Leonard moved, Rafferty seconded, to adjourn the meeting; motion approved.

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Susan Simone, Administrative Secretary

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Gary Summers, Chair