

Pocopson Township

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Planning Commission (PC) Meeting Minutes

Wednesday, 7:30 P.M., June 18, 2014

In attendance: Gary Summers, Suzy Breiseth, Rob Miller, Mickey Bailey, Steve Simonson, Meg Johnson, Barney Leonard.

Commissioners absent: Sean Rafferty.

Guest: Richard Jensen, Zoning Official; Kris Firey-Poling, Chairman, Historical Committee.

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

2. **Ordinance Revisions Update:**

a. **Rental Units** – Miller guided Commissioners with a path forward with the following comments and questions based on what appears to be a fairly solid pre-draft rental ordinance: (1) examples of legislation from other townships and boroughs do not seem to address concerns regarding exterior upkeep or maintenance; (2) not possible to define rentals as a for-profit enterprise; (3) current Code Chapter 129 Nuisances provides enforcement provisions for grass cutting, trash removal and other health and safety issues; (4) Commissioners need to define and discuss “grandfathering provisions,” by example, a perfectly sound structure but due to age does not meet current IRC Code requirements; (5) basic guidelines for inspections must be incorporated in the ordinance; (6) the Kennett Township Rental Unit registration form is a good start but discussion ensued as to identifying rental unit residents as opposed to limiting identification to only those named on the lease – is it a matter of 9-1-1 issues, earned income tax records, etc.; and (7) the Commissioners need to work on definition of a family unit/rental unit.

Breiseth exited the meeting at 8:15 p.m.

b. **Amend Chapter 250 to add farm-based occupations** – no action taken; tabled to the July 16th meeting.

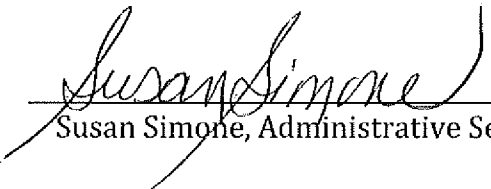
c. **Amend Building Codes Chapter 53** – Jensen provided the Commissioners with a pre-draft of proposed amendments. He noted that state and international building codes along with energy efficient fixtures have progressed way beyond the 1990s requirements of the current Pocopson Code. The pre-draft submitted by Jensen includes recommendations for subsections to be added including but not limited to electrical and plumbing codes and commercial and industrial requirements. Commissioners will review the pre-draft and prepare comments for the July and/or the September meeting.

3. **Correspondence and Announcements:** Secretary reported that a public hearing will be held on June 23, 2014 to adopt the Comprehensive Plan. Commissioner Leonard encouraged the PC to attend the hearing on the 23rd.

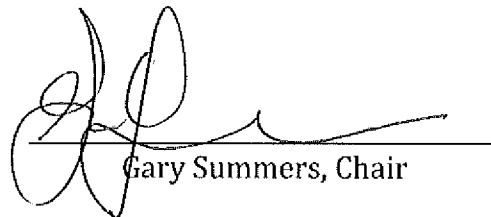
4. **Approval of Meeting Minutes:** Summers moved, Baily seconded, to approve the Meeting Minutes dated May 21, 2014; motion approved.
5. **Other Business:**
- a. **Historical Commission** Commissioner Leonard presented, "The Case for a Historic Commission" slide presentation. The genesis of the presentation and the interactive discussion is based in part on recommendations made by the Comprehensive Plan Task Force and incorporated within the Draft Comprehensive Plan. The initiative for establishing such a commission will take about two years to complete with little or no expense required by the Township. Implementation of the initiative is one of the key recommendations of the Comprehensive Plan. Following is a summary of the steps for this initiative:
- The Comprehensive Plan must be adopted by the Township.
 - Apply for County Vision Partnership Program funding (new round of enhanced funding available July, 2014; Leonard will take the lead on this).
 - A Class 2 survey to be completed by a professional consultant on all historic properties in Pocopson (could be scheduled for fall, 2014).
 - New historic preservation ordinances are drafted, customized and finalized (proposed as a task for 2015).
 - Reviews of ordinances by Township Solicitor and Chester County Planning Commission.
 - New ordinances are passed and Historic Commission is created by resolution (proposed by the end of 2015).

The concept and need for a Historic Commission received enthusiastic support from members of the Commissioners and from Kris Firey-Poling. Firey-Poling expressed appreciation that the PC will undertake the project as the Historical Committee Members do not have time to work on the project given that their time and talents are devoted to the Locust Grove Schoolhouse. Commissioners agreed that township historical and natural resources are vulnerable. Leonard added that establishment of a Historic Commission could bring funding opportunities for the Township and individual landowners with regard to preserving historic features. Commissioners offered full support for the creation of a Historical Commission as an initiative to protect Pocopson's heritage and historic resources.

6. Adjournment: At 9:10 P.M., Summers moved, Simonson seconded, to adjourn the meeting; motion approved.



Susan Simone, Administrative Secretary



Gary Summers, Chair