



## Pocopson Township

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### Planning Commission (PC) Special Meeting Minutes Thursday, 5:00 P.M., August 7, 2014

**In attendance:** Gary Summers, Suzy Breiseth, Rob Miller, Sean Rafferty, Steve Simonson, Barney Leonard.

**Commissioners absent:** Mickey Bailey, Meg Johnson.

**Guest:** Richard Jensen, Zoning Official.

**1. Call to Order and Public Comment:** Summers called the Special Meeting to order at 5:05 P.M. and called for Public Comment. No Public Comment.

**2. Zoning Hearing Board Appeal No. 2-2014/1631 Washington Lane/Parcel Number 63-4-3.37:**

**a. DISCUSSION** – Michael T. Imms, Esquire and Applicants Margaret and Leonard Perrone, appeared before the PC to discuss the Application appealing the Zoning Officer determination dated June 25, 2014, with regard to installation of a privacy fence. The Applicants seek a residential variance to install a privacy fence along a portion of 3 sides of the property located at the corner of West Lafayette Drive and Washington Lane. The property has existing mature trees along the entire boundary, as well as a number of existing permanent planting beds within the property boundary. Imms explained that the Applicants have active dogs and that the dogs cannot be contained by wireless fencing or most other types of fencing. For this reason, the height of the privacy fence is an important factor to contain the dogs. Jensen asked and Applicants confirmed that they are in compliance with the Keeping of Animals Ordinance with regard to the number of chickens on the property. The fencing is not meant to obfuscate an attempt to keep additional poultry. In addition, because of their permanent construction, the raised-planting beds cannot be relocated, and it is the desire of the Applicants to retain the mature tree line. Commissioners discussed the landscape challenges the Applicants face given the dimensions of the lot and the location of the mature trees. The discussion included naming a variety of species that the Applicants might consider for landscaping the fence. Concern was noted with regard to aesthetics and in particular, the type of landscaping material that will thrive within proximity of the drip line of the mature trees.

**b. MOTION** – Miller moved, Rafferty seconded, to recommend to the Board of Supervisors and to the Zoning Hearing Board, approval of the residential variance with the following conditions: (1) eastern most portion of the fence (facing Washington Lane) moved back to intersect with the rear of the house; (2) submission of a landscape plan in accordance with Township Code Section 250-94 E.(1)(e); (3) written evidence from 2 adjacent property owners that they acquiesce in that fencing may be installed without full screening on the property line; (4) recommend that the requirement of the landscaping not be enforced with regard to area facing adjacent landowners; and (5) the height of the fence be 6 feet all around; motion approved.

**3. Adjournment:** At 6:00 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