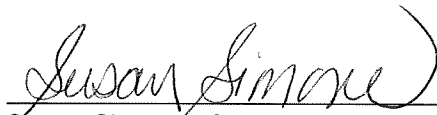


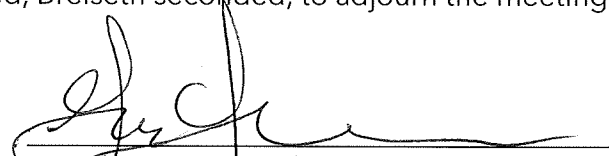
Planning Commission (PC) Meeting Minutes  
Wednesday, March 18, 2015, 7:30 P.M.

In attendance: Gary Summers, Suzy Breiseth, Mickey Bailey, Meg Johnson, Rob Miller, Sean Rafferty.

Guest: Richard Jensen, Township Zoning/Code Official.

1. **Call to Order:** Summers called the meeting to order at 7:30 p.m.
2. **Public Comment:** no public.
3. **Draft rental ordinance** - Commissioners reviewed the current iteration which includes a list of specific inspection items identified and suggested by Jensen. Commissioners and Jensen agreed that they were not in favor of incorporating the International Property Maintenance Code as a reference for inspections given that there are no apartment complexes located in Pocopson Township. Jensen noted that the ordinance should be written to address the types of complaints received by the Township with regard to rental units - the type of complaints and concerns made by renters and property owners alike. The draft seeks to certify a property as a legitimate rental unit in order to allow a township code official to enter the unit for the purpose of inspecting it. Generally, zoning/code officials and building inspectors have the right to inspect real property in order to enforce state and local building codes. The draft provides the added step for inspection of rental units for the purpose of noting compliance with specific elements that are common to rental units. The draft strikes a balance between the rights of the property owners and the rights of the tenants. Requiring a house number on a rental unit will meet the street addressing requirements set forth by County Emergency Management Services. MOTION: Miller moved, Rafferty seconded, to recommend submission of the draft ordinance to the Board of Supervisors for comment and adoption following a legal review of the text by the Township Solicitor; Breiseth participated in the discussion but recused herself from the vote; motion carried.
4. Approval of February 18, 2015 Minutes: Johnson moved, Summers seconded, to approve the Meeting Minutes dated February 18, 2015; motion carried.
5. Meeting Dates: Secretary noted the following future meeting dates: Board of Supervisors meeting on March 23<sup>rd</sup> and the Planning Commission meeting in April on the 15<sup>th</sup>.
6. Other Business: Commissioners noted that the Chester County Planning Commission Comment and Review Letter dated March 17, 2015 recommends adoption of version #2 of the Wireless Communication Ordinance. The PC recommends proceeding with a public hearing for adoption of that Ordinance.
7. Adjournment: At 8:40 p.m., Summers moved, Breiseth seconded, to adjourn the meeting; motion carried.

  
Susan Simone, Secretary

  
Gary Summers, Chair