

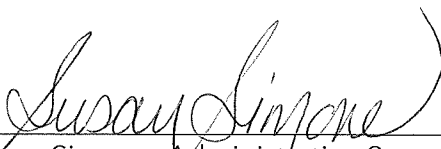
Planning Commission (PC) Meeting Minutes
Wednesday, October 2, 2019, 7:30 P.M.

Commissioners in attendance: Rob Miller, John Hess, Mickey Bailey, Sean Rafferty.
Commissioners absent: Gary Summers, Matt Murphy, and Paul Cardell.
Consultants in attendance: Kristin Camp, Solicitor; Craig Kologie, Zoning Official.

1. **Call to Order:** Rafferty called the meeting to order at 7:30 p.m.
2. **Public Comment Non-Agenda Items:** none.
3. **Ordinance discussion:**
 - a. **Regulating Short-term Rentals/Questions from Board of Supervisors - Supervisor Stumpo** was not in attendance to discuss the Board's questions. Commissioners agreed Stumpo should contact Camp directly to discuss the questions.
 - b. **Home Occupation Section 250-89.A.10 - Camp** provided an example from East Goshen Township for a home-related business ordinance as the PC discussion continued in the direction of amending sections of Zoning Chapter 250-6, -15.A(15), -15.C(6), and -89. She cautioned that other municipalities are carefully crafting amendments that reference accessory structures used for home occupations, that address off-site or street parking, and occupations where the actual work is performed off site. Rafferty noted distinctions in a home-based business where employees are managed and work is performed on site. Hess and Rafferty asked if the East Goshen ordinance will be specific as to the number of skilled workers permitted to work on site, as well as the number of vehicles permitted on site, i.e. the number of company vehicles and/or employee vehicles. Bailey asked if storage should be regulated in an amendment, for example, supplies must be stored in a building in order to maintain the view-shed for the neighborhood. Rafferty asked if the only work in the home is billing or administrative, should the homeowner be permitted to display signage on vehicles. Commissioners agreed to move forward in the direction of addressing particulars for current examples of home-based businesses in Pocopson Township where the work is performed off-site but supplies are stored in/around the dwelling and there is parking/staging for employees. The discussion will continue for the November public meeting with a new draft iteration incorporating what was discussed this evening.
4. **Deblyn V Subdivision/Yelton Trust- George Asimos, Attorney:** PC reviewed a letter dated September 27, 2019, submitted by Asimos, Attorney for the Trustee of the Bruce Yelton Trust ("Trust"), regarding the merger of Lots 1 and 2 of the Deblyn V Subdivision approved in 1990. The Trust calls for the merger of these two lots into one lot therefore requiring submission of a minor subdivision plan. For this reason, Asimos attended the meeting to informally discuss with the PC the plan content requirements which will include a significant number of waivers. There are no changes to the current subdivision plan in terms of dedication of improvements, earth-moving activity, construction, or NPDES or HOP permitting. Asimos appreciated the opportunity to discuss this matter with the PC as it is in the best interest of the Trust to be mindful of limiting the expenses for submitting a subdivision (i.e., engineering and legal costs), in light of the number of charities that are beneficiaries of the Trust. **DISCUSSION:** Camp asked if a conversation

with the County Recorder of Deeds might provide a path forward to consolidate the lots with a deed transfer. Asimos noted it is possible but a merger via subdivision process would be consistent with the wishes of Bruce Yelton. Miller commented that the merger does not appear to present any adverse effects on the Deblyn V community. Asimos clarified that the lot merger will unite a portion of what was the original farm. Lots 1 and 2 include the original farmhouse, barn, and a pond. Kologie commented that the Trust will need to comply with the provisions of the current stormwater management chapter by revising the maintenance notes on the current plan. MOTION: Miller moved, Rafferty seconded, that the Planning Commission recommend support for waivers to the Subdivision and Land Development Chapter of the Township Code as set forth in the letter dated September 27, 2019 and as discussed with the Attorney for the Trust, so that the Trust can move forward with preparation of an engineered plan and subdivision application; motion carried.

5. **Zoning Hearing Board (ZHB) Application; John and Julia Trout, 462 Chambers Lane, Tax Parcel 63-3-141.25:** Trout reviewed the Application for a Variance to construct a detached 22' X 14' garage set on the existing driveway. He discussed the particulars of the constraints for the project which includes side setbacks and proximity of the septic drain field. Trout indicated that the neighbors provided verbal comments with no objection to the project. Planning Commission Solicitor Kristin Camp provided an overview of the zoning hearing board process and noted that Trout should obtain written comments from the neighbors as to their comments as they may be parties to the zoning hearing board hearing. Applicant submitted written confirmation from the Beversrede Homeowners Association approving the project moving forward. Rafferty commented that the Homeowners Association Board approval is important because generally speaking, homeowner associations usually complete a substantive review of construction projects. MOTION: Hess moved, Rafferty seconded, that the Planning Commission has no objection to the Application as discussed; motion carried.
6. **Approval of Meeting Minutes:** Rafferty moved, Hess seconded, to approve the September 4, 2019 Meeting Minutes; motion carried.
7. **Other Business:** Pocopson Township Code Supplement #9 was distributed. Kologie provided a brief update on current zoning hearing board applications. Secretary noted that the Board of Supervisors public meeting will be October 28th and a correction to the agenda for the PC November meeting should read November 6th and not November 2nd.
8. **Adjournment:** At 8:10 p.m., Rafferty moved, Miller seconded, to adjourn the meeting; motion carried.



Susan Simone, Administrative Secretary



Sean Rafferty, Vice Chairman