



Planning Commission (PC) Meeting Minutes
Wednesday, November 6, 2019, 7:30 P.M.

Commissioners in attendance: Gary Summers, John Hess, Matt Murphy, Mickey Bailey, Sean Rafferty, and Rob Miller.

Commissioner absent: Paul Cardell.

Consultants in attendance: Kristin Camp, Solicitor; Craig Kologie, Zoning Official.

1. **Call to Order:** Summers called the meeting to order at 7:30 p.m.
2. **Public Comment Non-Agenda Items:** no public comment on non-agenda items.
3. **Ordinance Discussions:**
 - a. **Home Occupation Section 250-89.A.10** – Camp circulated a revised iteration of the October 2nd meeting discussion draft. The current discussion draft includes but is not limited to the addition of a new section and a definition for a home-related business, text that outlines general standards for identifying worker groups (family, non-family, independent contractor), and percentage of total floor area and signage. The draft also includes the deletion of a major home occupation as a conditional use in the RA Zoning District. **DISCUSSION:** Hess and Miller offered that it appears that family members are not limited in participating in a family-business; rather, the distinction is to minimize the impact of vehicles showing up for work. Camp reviewed the various Township Code references as to differences and similarities for major and minor home-based occupations. Admittedly, there may be difficulty as far as ability to confirm the percentage of total floor area. As to signage, Rafferty suggested that neighborhood aesthetics must be considered particularly with the number of business signs affixed to vehicles. Miller suggested that landscape screening be considered as a requirement. Murphy led a lengthy discussion with regard to the standards in place and juxtaposed with what is proposed for the weight-class/size of business vehicles used for home occupations. He noted that the proposed amendment must take into consideration Gross Vehicle Weight Restrictions and Standards. It is also key to understand the weight of vehicles when combined with trailers that are pulled by vehicles. The trailers, such as trailers that transport landscape equipment, are required for the operation of the business. Miller and Summers commented that often residents choose to drive large pick-up trucks, i.e., Ford F350, and that this personal preference has nothing to do with a home occupation or home business. Kologie noted that the Township was recently contacted regarding a parking concern that focused on a heavy-duty pick-up truck and trailer in a driveway. The matter was reviewed by the Township and included contacting the homeowners association. The Township found no violations. Careful review of Gross Vehicle Weight Restrictions and Standards may be the key in identifying home-related business vehicles when such vehicles are combined with the weight of added work trailers needed for an occupation. The question may remain whether vehicle requirements for major home occupations and the proposed new definition or section for a home-related business should be similar. Commissioners, however, agreed to proceed with submitting the proposed ordinance amendment as follows – **MOTION:** Miller moved, Rafferty seconded, to recommend

- submitting the proposed amendments to Zoning Chapter 250 as discussed to the Board of Supervisors for Solicitor review and subsequent adoption; motion carried.
- b. Review Running List of Discussion Ordinances - no specific action taken. Camp provided background on the calculation of fees-in-lieu of for recreation and trails noting that the municipality can calculate the fee with the assistance of a land planner.
4. **Deblyn V Subdivision** - Commissioners reviewed the Subdivision Plan dated October 9, 2019 prepared by Register and Associates, Inc. George Asimos, Attorney for the Applicant, was not present. MOTION: Rafferty moved, Murphy seconded, to recommend that the Board of Supervisors approve the Subdivision Plan subject to and provided that the Comment and Review Letters from the Township Engineer and the Chester County Planning Commission do not set forth or identify any noncompliance issues; motion carried.
 5. **Public Meeting Schedule:** the PC will not meet in December 2019. Meeting dates for 2020 will include January 15th as a placeholder in the event that additional recommendations are required for the Deblyn V Subdivision. Otherwise, Commissioners agreed to keep the first Wednesday of the month for the meeting date and to schedule no meetings for August or December unless required to do so.
 6. **Approval of Meeting Minutes:** Rafferty moved, Hess seconded, to approve the Meeting Minutes dated October 2, 2019, as amended; motion carried.
 7. **Other Business:** Commissioners reviewed the list of terms and appointments for 2020 that will be submitted to the Board of Supervisors for the January 6, 2020 annual reorganizational meeting. Kologie noted that the Trout Zoning Hearing Board Hearing is scheduled for November 26th.
 8. **Adjournment:** At 8:15 p.m., Rafferty moved, Murphy seconded, to adjourn the meeting; motion carried.



Susan Simone, Administrative Secretary



Vice Chairman Sean Rafferty