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**Planning Commission (PC) Meeting
Wednesday, March 1, 2023, 7:30 p.m.**

In-person attendance: Commissioners Gary Summers, Mickey Bailey, John Hess, Rob Miller, and Paul Cardell. Consultants – Kim Venzie, Solicitor and Craig Kologie, Zoning Official attending virtually. Commissioners Matt Murphy and Sean Rafferty were absent.

Public in-person attendance: 16

1. **Call to Order:** Summers called the meeting to order at 7:30 p.m.
2. **Public Comment Non-Agenda Items:**
3. **Zoning Hearing Review 40 Bragg Hill Road - Wojak:** Laura Jane Woyak and Scott Anthony applying for special exception on new construction of house, barn and garage, specifically regarding §250-87.B(8) allowing a maximum disturbance of moderately steep slopes to be 29.7%; §250-87.B(8) to allow disturbance of steep slopes to be 43.8%; §250-87.D(1) to allow the disturbance of very steep slopes for grading associated with the proposed building, stormwater management and sewage disposal areas. Jesse Condon of Regester Associates explained the plans, saying it will be an appropriate use of tract, including razing of existing home, and two rain gardens. Cardell and Hess asked about the driveway and Condon showed the only change to driveway located after the bend in existing driveway will be shifting north. Kologie said the slope should be fine. **MOTION:** Miller moved the Planning Commission recommends the Zoning Hearing Board consider a special exception pursuant to Section 250-87.B(8) of the Zoning Ordinance to allow maximum disturbance of moderately steep slopes to be 29.7%; §250-87.B(8) to allow disturbance of steep slopes to be 43.8%; §250-87.D(1) to allow the disturbance of very steep slopes for grading associated with the proposed building, stormwater management and sewage disposal areas while taking into consideration the easement held on the property by the Brandywine Red Clay Alliance. Cardell seconded. Motion carried. Venzie recommended the township proceed following a letter from easement holder, the Brandywine Red Clay Alliance regarding plans. Residents Barney Leonard, Keith Mock, Charlie Benzel and Jim Gawthrop stated they were in support of new construction. Keith Mock and Jeanette Lindvig expressed concern regarding the road conditions at the intersection of Bragg Hill and Rt. 842.
4. **Approval of February 1, 2023 Meeting Minutes:** **MOTION:** Hess moved, Bailey seconded, to approve the Minutes as distributed; motion carried.
5. **Adjournment:** at 8:00 p.m. Summers moved, Hess seconded, to adjourn the meeting.


Aleida Diaz, Assistant Secretary


Gary Summers, Chairman