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**Planning Commission (PC) Meeting**  
**Wednesday, July 5, 2023, 7:30 p.m.**

**In-person attendance:** Commissioners Gary Summers, Mickey Bailey, Sean Rafferty, and Paul Cardell. Consultants – Michael Gill, Solicitor and Craig Kologie, Zoning Official. Kenneth Hoffman from Pennoni. Jim Fritsch from Register Associates. Commissioners Rob Miller, John Hess, and Matt Murphy were absent.

**Public in-person attendance: 9**

1. **Call to Order:** Summers called the meeting to order at 7:30 p.m.
2. **Public Comment Non-Agenda Items:**
3. **SALDO Application for Zhu minor Subdivision Plan: 1040 Ballintree Lane:** Michael Gill and Craig Kologie produced 250.19.c of the township code which states “Where such lots resulted from development under previously applicable PRD or cluster development provisions, such provisions as recorded in the applicable subdivision/land development plans shall apply...” In the original subdivision, this parcel was planned as two separate properties, but purchased together and then combined. Craig Kologie spoke to Amanda Sundquist who suggested the matter may have to go in front of the Zoning Hearing Board. Cardell asked if both parcels are located in Pocopson in their entirety because of the proximity to Pennsbury Township, and Jim Fritsch confirmed they are both in Pocopson. He mentioned the septic would meet code, and they completed the design for stormwater management for the 2100 square foot area dwelling. Rafferty asked if the lines for the new subdivision lines are identical to the original plan, and Fritsch replied in the affirmative. The Planning Commission recommended allowing the subdivision subject to the Applicant and the Township resolving the manner in which to address the bar on subdivision set forth at Section 250.19.c. of the Zoning Ordinance, which may require the Applicant to obtain relief from the Zoning Hearing Board. **MOTION:** Rafferty moved, Cardell seconded.
4. **Approval of March 1, 2023 Meeting Minutes: MOTION:** Cardell moved, Rafferty seconded, to approve the Minutes as distributed; motion carried.
5. **Adjournment:** at 8:00 p.m. Summers moved, Bailey seconded, to adjourn the meeting.

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Aleida Diaz, Assistant Secretary

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Gary Summers, Chairman