

**Planning Commission (PC) Meeting
Wednesday, February 7, 2024, 7:30 p.m.**

In-person attendance: Commissioners Gary Summers, Mickey Bailey, Sean Rafferty, Matt Murphy, John Hess, and Paul Cardell. Consultants – Kristin Camp, Solicitor and Craig Kologie, Zoning Official. Gary Summers, Paul Cardell, and Sean Rafferty, absent.

Public in-person attendance: Bethany O’Neill, Sam Rosauri, Bob Abernathy, Ray Gamble, and Tom Schirer.

1. Call to Order: Miller called the meeting to order at 7:30 p.m.
2. Public Comment Non-Agenda Items: None
3. **ZHB Application - 2 Deblyn V** - Rosauri
Bob Abernathy was present representing the applicant and explained the application. Applicant is requesting a variance from Section 250-17.D(5)(b) and three special exceptions to disturb natural resources protected by Section 250-87. Abernathy also mentioned that applicant will amend the application to seek a special exception to disturb more woodlands than permitted. Tom Schirer, the applicant’s engineer explained that the drip irrigation system was approved by the Chester County Health Department. Camp suggested that if the Planning Commission supports the variance from Section 250-17.D(5)(b) to only require 1 disposal field, she suggested that the Commission recommend a condition that requires the applicant to enter and record an operation and maintenance agreement for the septic system and that such agreement be approved by the township solicitor. Hess asked if the septic was approved when the subdivision was planned and Kologie confirmed. Camp noted that the special exceptions should be requested pursuant to Section 250-87.M(3)(c).
MOTION: Murphy moved, Hess seconded to recommend approval for all special exceptions noted in the application and the one to allow greater woodland disturbance and the variance from 250-17.D(5)(b) with the condition suggested by the solicitor; motion carried.
4. **Accessory Use Solar Power Review**
Sustainability Review from Chester County suggests some changes to the Township Code to encourage use of solar power. Camp presented the proposed changes. **MOTION:** Murphy moved, Hess seconded to recommend changes; motion carried.
5. **Approval of January 3, 2024 Meeting Minutes: MOTION:** Hess moved, Murphy seconded, to approve the Minutes as distributed; motion carried.
6. **Adjournment:** at 8:00 p.m. Miller moved, Hess seconded, to adjourn the meeting.

Aleida Diaz, Assistant Secretary

Robert Miller, Commissioner