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Planning Commission (PC) Meeting
Wednesday, January 3, 2024, 7:30 p.m.

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

Public in-person attendance: 5

1. Call to Order: Summers called the meeting to order at 7:30 p.m.
2. Election of Chair and Vice Chair: **MOTION:** to nominate Summers as Chair Rafferty moved, John Hess seconded. Motion carried. Hess motioned to nominate Rafferty as Vice Chair; Miller seconded. Motions carried.
3. Public Comment Non-Agenda Items: None
4. SALDO Application - 821 & 831 Folly Hill Road (Sokolofsky). The Sokolofskys would like to combine two lots so that they may build a dwelling without as many constraints in the future. They have planned to build a home in the location where the previous home was located and later demolished. So far, they have a preliminary footprint. They have the impervious coverages, slope metrics and total size of combined lots will be approximately 4 acres. **MOTION:** Rafferty moved to recommend that the Board approve the reverse subdivision plan provided Applicant complies with comments in Castle Valley Consultants review Memorandum dated December 4, 2023. Hess seconded; motion carried.
5. Accessory Use Solar Power Review
Sustainability Review from Chester County suggests some changes to the Township Code to encourage use of solar power. The Commission was in favor of the County's suggestions and updating the current zoning. Camp suggested they red-line and compare. Summers and the commission agreed to move forward.
6. Dark Sky Initiative Review
Kologie explained the possible regulations. Summers commented on the negative effects lighting can have on the native wildlife. Kologie stated there are some regulations in the current code, but it is limited. **MOTION:** Miller moved that the Commission recommends zoning amendments regarding lighting not be made at this time. Hess seconded; motion carried.
7. **Approval of September 6th, 2023 Meeting Minutes:** **MOTION:** Murphy moved, Rafferty seconded, to approve the Minutes as distributed; motion carried.
8. **Adjournment:** at 8:30 p.m. Murphy moved, Rafferty seconded, to adjourn the meeting.

Aleida Diaz, Assistant Secretary

Gary Summers, Chairman

