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Planning Commission (PC) Meeting Wednesday, June 4, 2025, 7:30 p.m.

In-person attendance: Commissioners Mickey Bailey, Rob Miller, Sean Rafferty, and Paul Cardell. Consultants – Kim Venzie, Solicitor.. Township Staff – Aleida Diaz, Planning Commission Secretary and Neil D. Vaughn, Township Manager. Commissioners Gary Summers, John Hess, Matt Murphy and Zoning Officer Craig Kologie were absent. Mr. Luzzi, Mr. Madsen, Mr. Rice for 101 Indian Hannah Rd. application. Neil Land, Mr. Rosauri, Mr. Gamble, Mr. Natividad, present for 8 Deblyn V.

1. Call to Order: Sean Rafferty called the meeting to order at 7:30 p.m.
2. Public Comment Non-Agenda Items: None
3. 101 Indian Hannah - Luzzi
 - I. Special Exception per 250-87.M.(3)(c) to Disturb More Than 25% of Steep Slope Margin
 - II. De Minimis Variance from 250-20.C(9) to Allow More Than 10% Impervious Coverage

Mr. Madsen described the proposal to extend driveway for new residential home. Request relief to disturb steel slopes. Ron Miller was concerned about the runoff. Ms. Venzie requested the percentages of disturbance. Mr. Madsen said they removed the driveway circle, and he believed from a drainage perspective the runoff would not be an issue. Rafferty wanted to be sure the runoff would be remediated.

MOTION: Miller moved to recommend the requested relief in compliance with the applicable Township professionals review letters and Zoning Hearing Board approval, Cardell seconded; motion carried.

8 Deblyn V - KeeverThe applicant is seeking relief from the following:

- I. Special Exception pursuant to Section 250.87.D (1)(a), to allow 79.0% proposed disturbance of moderately steep slope areas on the Property, where 25% maximum is permitted under the Zoning Ordinance.
- II. Special Exception pursuant to Section 250-87.D (1)(b), to allow 92.0% of the proposed disturbance of the steep slope margins, where 25% maximum is permitted under the Zoning Ordinance.
- III. Special Exception pursuant to Section 250-87.H (1), to allow twenty-five (25) heritage trees be removed from the property, when the Zoning Ordinance permits zero (0) heritage trees to be removed.
- IV. Special Exception pursuant to Section 250-87.K (1)(a), to allow 57% proposed disturbance of woodlans areas, when 20% maximum is permitted under the Zoning Ordinance.

Rafferty asked about the trees, and what their mediation plans were. Miller asked if the house will be visible from road. Neil Land said it would not. Neil Vaughn presented the Township Engineers review letter. Mr. Rosauri would replant trees in other areas of the lot. Mr. Natividad said they were proposing three dry wells.

MOTION: Miller moved to recommend that the Zoning Hearing Board grant the special exception relief requested subject to the applicant complying with the comment in the Pennoni review letter dated May 30, 2025 and the anticipated review memorandum to be issued by Castle Valley Consultants.

Furthermore, the Planning Commission recommends that if the 25 heritage trees are permitted to be removed from the property, then the Zoning Hearing Board might consider a tree replacement plan in other locations upon the property, upon adjacent properties or other locations within the Township - or other reasonable alternative to compensate for the heritage tree removal. Rafferty seconded; motion carried.

4. **Adjournment:** at 8:25 p.m. Rafferty moved, Cardell seconded, to adjourn the meeting.

Respectfully submitted,

Aleida Diaz, Planning Commission Secretary