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Pocopson Township Planning Commission Meeting Minutes Wednesday, October 1, 2025, 7:30 p.m.

The Pocopson Township Planning Commission Meeting was held on October 1, 2025, at 7:30 p.m. at the Pocopson Township Municipal Building, 664 South Wawaset Road, West Chester, PA 19382.

In attendance were Gary Summers, Chairperson; Mickey Bailey; Paul Cardell; John Hess; Sean Rafferty; Kristin S. Camp, Esq., Planning Commission Solicitor; and Neil D. Vaughn, Township Manager/Secretary.

There were two guests in attendance.

- I. **Call to Order:** Chairperson Summers called the meeting to order at 7:30 p.m. and led the Pledge of Allegiance.
- II. **Public Comment**
 - a. None
- III. **1415 & 1417 Lenape Road - Lot Consolidation Plan**
 - a. The applicant, Chris Clifford, and his Engineer, Denny Howell, III, appeared to present the application to the Planning Commission. The applicant is seeking to combine two lots, 1415 Lenape Road (UPI No. 63-4-80) and 1417 Lenape Road (UPI No. 63-4-81.2) into one single lot. The intent is to demolish the existing dwelling, and to construct a new, single-family dwelling on the combined lot. The applicant sought a Zoning Opinion Letter prior to the submittal of the application, and the Township Zoning Officer notes that the newly constructed house would conform to the current Township zoning regulations.

Mr. Howell stated that they are in receipt of the Township Consultant's review letters, and they will comply with all comments. Planning Commission Member Bailey asked what the advantage is to combine the lots are, and Mr. Howell noted that it will benefit a better house location on the property, provide a better area for the septic system, and to comply with zoning setbacks.

Planning Commission Solicitor Camp asked about the driveway encroachments on the lots. Mr. Howell stated that the encroachment from UPI No. 63-4-79 will be corrected with a recorded easement, while the encroachment from UPI No. 63-4-81.1 will be removed at the time of construction.

A motion was made by Planning Commission Member Cardell to recommend that the Pocopson Township Board of Supervisors approve the lot consolidation plan for 1415 & 1417 Lenape Road subject to the following conditions:

1. Comply with the comments in Pennoni's letter dated September 30, 2025;

2. Comply with the comments in Castle Valley Consultants' letter dated September 29, 2025;
3. Add a note on the Plan whereby the Applicants grant an easement to the owners of UPI No. 63-4-79 to allow the portion of the driveway to remain in its existing location which encroaches onto the Applicants land; and
4. Add a note on the Plan whereby the Applicants agree to remove the portion of their driveway that encroaches onto Parcel 63-4-81.1 when they remove the existing driveway and construct the new dwelling.

The motion was seconded by Planning Commission Member Hess, and with there being no additional comments, the motion passed 5-0.

IV. **Approval of Meeting Minutes**

- a. A motion was made by Planning Commission Member Cardell to approve the June 4, 2025, and July 2, 2025, Planning Commission Meeting minutes, with a second by Planning Commission Member Hess. With there being no additional comments, the motion passed 5-0.

- V. **Adjournment:** Planning Commission Member Rafferty made a motion to adjourn the meeting at 7:41 p.m. with a second by Planning Commission Member Bailey. With there being no additional comments, the motion passed 5-0.

Respectfully submitted,



Neil D. Vaughn
Township Manager/Secretary