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## **Pocopson Township Planning Commission Meeting Minutes Wednesday, December 3, 2025, 7:30 p.m.**

The Pocopson Township Planning Commission Meeting was held on December 3, 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; Sean Rafferty, Vice Chairperson; Planning Commission Members: Mickey Bailey, Paul Cardell, John Hess, Matt Murphy, Robert Miller; Kristin S. Camp, Esq., Planning Commission Solicitor; Craig Kologie, Township Zoning Officer (virtual); and Neil D. Vaughn, Township Manager/Secretary.

There were five 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. **850 Locust Grove Road (Beiswinger) - Variance(s) to the Conservation of Natural Features Section of the Township Zoning Ordinance to construct a single-family home.**
  - a. The applicant's attorney, Jonathan Long, Esq., appeared to present the application to the Planning Commission. The applicant is seeking to construct a 3,000 sq. ft. single-family dwelling with associated improvements at 850 Locust Grove Road (UPI No. 63-3-142.1), which is currently an unimproved lot. Mr. Long stated that based off his review letter from Castle Valley, they are going to look at the layout of the plan to make appropriate changes. Mr. Long met with Mr. Kologie and Mr. Vaughn prior to the Planning Commission meeting regarding the plan and it was suggested to attend to get the Planning Commission's initial comments to be incorporated into the plan.

The initial relief request included relief for Steep Slope Conservation, Wetlands Conservation, and encroachment into the outer 50' of the riparian buffer. The initial placement of the dwelling will be looked at to avoid the most environmentally sensitive areas. The question of heritage trees arose, and it was noted that there are heritage trees on the outer edge of the property, but the vegetation within the property area is largely invasives. Aerial mapping shows that the property was relatively open approximately 30 years ago.

Vice Chairperson Rafferty asked if there were any restrictions from the previous subdivision, and the initial research found that there were none. Mr. Long noted that the only restriction was that the property could not be further subdivided, but he would research the recorded plan to ensure there are no further conditions. Mr. Rafferty also questioned the site distance for the proposed driveway, which will be reviewed.

Mr. Long stated that they would amend the plan based off the Township review and Planning Commission comments and would attend the January Planning Commission meeting with updated plans. No additional actions were taken.

IV. **611 Clarks Lane (Kriza) - Variance from the minimum side yard setback requirement to construct a 1,200 sq. ft. accessory building.**

- a. The applicants, Theresa and Craig Kriza, appeared to present the application to the Planning Commission. The applicants are seeking to construct a 1,200 sq. ft. accessory structure (pole building) at 611 Clarks Lane (UPI No. 63-4-92) and are requesting a variance to the side yard setback requirement to construct the structure 20' from the property line, where 30' is required. The structure is to be used for storage and will not be used as a garage. Mr. & Mrs. Kriza noted that they have a letter of support from their affected neighbors and was submitted as part of the application to the Zoning Hearing Board.

A motion was made by Planning Commission Member Murphy to recommend that the Pocopson Township Zoning Hearing Board approve the Zoning Hearing Board Application for 611 Clarks Lane with no conditions noted. The motion was seconded by Planning Commission Member Miller, and with there being no additional comments, the motion passed 7-0.

V. **Approval of Meeting Minutes**

- a. A motion was made by Planning Commission Member Hess to approve the October 1, 2025, Planning Commission Meeting minutes, with a second by Planning Commission Member Cardell. With there being no additional comments, the motion passed 7-0.

- VI. **Adjournment:** Planning Commission Member Rafferty made a motion to adjourn the meeting at 7:58 p.m. with a second by Planning Commission Member Bailey. With there being no additional comments, the motion passed 7-0.

Respectfully submitted,



Neil D. Vaughn  
Township Manager/Secretary