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Pocopson Township Planning Commission Meeting Minutes Wednesday, January 7, 2026, 7:30 p.m.

The Pocopson Township Planning Commission Meeting was held on January 7, 2026, at 7:30 p.m. at the Pocopson Township Municipal Building, 664 South Wawaset Road, West Chester, PA 19382.

In attendance were Planning Commission Members: Gary Summers, Sean Rafferty, Mickey Bailey, Paul Cardell, John Hess, Matt Murphy; Kristin S. Camp, Esq., Planning Commission Solicitor; Craig Kologie, Township Zoning Officer; and Neil D. Vaughn, Township Manager/Secretary.

There were three 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. **Annual Organization**
 - a. Sean Rafferty made a motion to appoint Gary Summers as the Planning Commission Chairperson with a second by Paul Cardell. With there being no additional comments, the motion passed 6-0.
 - b. Gary Summers made a motion to appoint Sean Rafferty as the Planning Commission Vice Chairperson with a second by Mickey Bailey. With there being no additional comments, the motion passed 6-0.
- IV. **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 updated 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 reviewed the changes to the plan which incorporated the Planning Commission's comments from the December 3, 2025, meeting and he also noted that they will comply with all review comments from the Township Zoning Officer.

Chairperson Summers asked how stormwater will be mitigated on the property. Justin Brewer, the applicant's engineer, reported that there will be infiltration beds on the property, and there will be a culvert/spillway for the ponds. Mr. Brewer also noted that the retaining walls remain unchanged from the previous plan iteration.

Justin Brewer noted that a tree survey has been completed and no heritage trees are to be removed, and they will also submit a riparian buffer management plan which includes removing invasives and replanting with native plants.

A motion was made by Vice Chairperson Rafferty to recommend that the Pocopson Township Zoning Hearing Board approve the Zoning Hearing Board Application for 850 Locust Grove Road with no conditions noted. The motion was seconded by Planning Commission Member Cardell, and with there being no additional comments, the motion passed 6-0.

V. **Approval of Meeting Minutes**

- a. A motion was made by Planning Commission Member Hess to approve the December 3, 2025, Planning Commission Meeting minutes, with a second by Planning Commission Member Murphy. With there being no additional comments, the motion passed 6-0.

- VI. **Adjournment:** Planning Commission Member Rafferty made a motion to adjourn the meeting at 8:02 p.m. with a second by Planning Commission Member Bailey. With there being no additional comments, the motion passed 6-0.

Respectfully submitted,



Neil D. Vaughn
Township Manager/Secretary