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## **Pocopson Township Planning Commission Meeting Minutes Wednesday, April 1, 2026, 7:30 p.m.**

The Pocopson Township Planning Commission Meeting was held on April 1, 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, Robert Miller; Kristin S. Camp, Esq., Planning Commission Solicitor; and Neil D. Vaughn, Township Manager/Secretary.

There were four guests in attendance.

- I. **Call to Order:** Chairperson Summers called the meeting to order at 7:30 p.m.
- II. **Public Comment**
  - a. None
- III. **821 Folly Hill Road (Socolofsky) - Variance to exceed Impervious Coverage Maximum for the Lot**
  - a. The applicant's attorney, Jonathan Long, Esq., appeared to present the application to the Planning Commission. The applicant is currently constructing a single-family home at 821 Folly Hill Road (UPI No. 63-3-124.1). Mr. Long stated that the applicant originally proposed a pervious parking area as part of the overall driveway design to reduce the amount of impervious coverage on the lot. After monitoring conditions during the winter, it was determined that impervious paving would be the best for this area. In making these proposed changes, it would increase the proposed impervious coverage on the lot to 12.98%, which exceeds the allowable 10% maximum for the lot.

Township Zoning Officer Kologie provided a review letter in advance of the meeting, in which the applicant advised they would comply with all the comments noted. Mr. Long stated that they have provided the requested stormwater management calculations and an updated plan for Mr. Kologie. Mr. Long also advised that they are not seeking any additional Zoning relief as questioned in the review letter.

A motion was made by Planning Commission Member Miller to not oppose the Zoning Hearing Board Application for 821 Folly Hill Road with the following conditions: the Zoning Officer confirms the calculation of impervious cover stated in the application, and the Zoning Officer confirms the proposed stormwater management facilitates are sufficient to handle the additional impervious cover. The motion was seconded by Vice Chairperson Rafferty, and with there being no additional comments, the motion passed 6-0.

- IV. **Comprehensive Plan Update Task Force Report**
  - a. Township Manager Vaughn provided an update on the Comprehensive Plan Update Task Force meeting that was held on March 3, 2026. At the meeting, the Task Force: set

their meeting schedule; selected initial key sections of the plan to highlight and identify goals; created an initial list of stakeholder interviewees for the Brandywine Conservancy to begin scheduling interviews with; and discussed the first public input session for the plan update, which will be a Community Visioning Session that will be held on May 4, 2026 from 5:30 p.m. to 7:00 p.m. at the Township Administration Building.

Mr. Vaughn stated that this will be a regular agenda item as the update progresses to keep all Planning Commission members informed and that if any specific feedback is needed from the Commission, that Paul Cardell or Mickey Bailey, who represents the Planning Commission on the Task Force, will reach out.

V. **General Discussion - Possible Creation of a Data Center Ordinance**

- a. Planning Commission Solicitor Camp advised that she is working with various other municipalities for the creation of Data Center Ordinances that would help restrict the placement of data centers within the municipalities and provide additional regulations on them if proposed. A brief discussion was held with the Planning Commission on their initial thoughts on what should be included in the Ordinance. Ms. Camp will work through a draft Ordinance for review at the May Planning Commission meeting.

VI. **Approval of Meeting Minutes**

- a. A motion was made by Vice Chairperson Rafferty to approve the January 7, 2026, Planning Commission Meeting minutes, with a second by Planning Commission Member Bailey. With there being no additional comments, the motion passed 6-0.

- VII. **Adjournment:** Planning Commission Member Cardell made a motion to adjourn the meeting at 8:17 p.m. with a second by Planning Commission Member Hess. With there being no additional comments, the motion passed 6-0.

Respectfully submitted,



Neil D. Vaughn  
Township Manager/Secretary