P.O. Box 1, Pocopson PA 19366
Office: 610.793.2151 **Fax:** 610.793.1944
www.pocopson.org

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

The Pocopson Township Planning Commission Meeting was held on October 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, Mickey Bailey, John Hess; Kimberly Venzie, Esq., Planning Commission Solicitor; and Neil D. Vaughn, Township Manager/Secretary.

There were no guests in attendance.

I. **Call to Order**: Chairperson Summers called the meeting to order at 7:30 p.m.

Mr. Summers noted that there was not a quorum present, so no decisions could be made by the Planning Commission. A general discussion was held on the agenda topics.

II. **Public Comment**
   a. None

III. **Old Business**
   a. **None**

IV. **New Business**
   a. Zoning Ordinance Amendment – Digital Sign Regulations
      i. Planning Commission Solicitor Venzie provided a general overview of the proposed standards to be included as part of an update to the Township's Zoning Ordinance to regulate digital signs, as the Township currently does not have regulations governing such signs. The brightness standards were discussed, as well as the methods for measuring compliance should a concern be brought to the Township's attention. Township Manager Vaughn stated that he would obtain feedback from the Board of Supervisors regarding the proposed regulations so that they could be incorporated into the draft amendments.

      The regulations will be revised based on the discussion and presented to the Planning Commission at its November meeting for possible recommendation.

   b. East Bradford Township Official Map Review
      i. Township Manager Vaughn provided information submitted by East Bradford Township, which is updating its Official Map to designate areas surrounding the Township Building complex for municipal use. The members present did not have any comments regarding the proposed Official Map amendments.

V. **Approval of Meeting Minutes**
   a. The approval of the August 5, 2026, meeting minutes were tabled until the next Planning Commission meeting.

VI. **Adjournment:** The meeting was adjourned at 7:58 p.m.

Respectfully submitted,



Neil D. Vaughn
Township Manager/Secretary