Pocopson Township Planning Commission Meeting Minutes
Wednesday, August 5, 2026, 7:30 p.m.

The Pocopson Township Planning Commission Meeting was held on August 5, 2026, at 7:30 p.m. at the Pocopson Township Municipal Building.

In attendance were Planning Commission Members: Gary Summers, Mickey Bailey, John Hess, Robert Miller, Matt Murphy, Paul Cardell (virtual); Craig Kologie, Zoning Officer; Kim Venzie (virtual), Solicitor; Aleida Diaz Asst. Secretary, and Neil D. Vaughn, Township Manager/Secretary.

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

Public Comment: None

451 E Lafayette Road – Detached Garage
The builder began to say that due to the lot being on a corner, the side yard/front yard is the only place on the property where the garage can be built. Craig Kologie said they had the option to build an attached garage, but they would still need relief. The owner said his neighbors across the street wouldn't see it due to the existing trees. Neil Vaughn said it would not interfere with township roadwork. Kristin Camp asked how many cars would be in the garage and the builder said it would be a two-car garage. The setback should be 50 feet for accessory buildings. Commissioner Bob Miller moved to recommend allowing relief for the garage. John Hess seconded. Motion passed 7-0.

Brandywine Ace – Sign Variance
The Strickler Sign representative produced copies of Google view pictures of the proposed sign location. He described the current sign make-up and size. He compared it to the proposed sign height in another image. The sign is digital and the commission had a concern with the lighting. The sign activation may be scheduled down to the tenth of a second and the brightness of the light may be dimmed. Ace's owner, Larry Dennen, said they would be willing to cooperate with the township's requests in terms of hours and illumination. The sign minimum height in the state is eight and ten feet respective to location. Bob Miller said the sign should be placed higher to decrease traffic sight line restriction. They are seeking relief from the township sign height limit. Larry Drennen said he would include community notifications in the carousel. Neil Vaughn advised Mr. Dennen that there are future PennDOT projects scheduled without details. Kristin Camp suggested contacting the traffic engineer for more information. The sign should be out of the right-of-way. The installer said he could go back to fourteen feet if the sign must be moved further away from the road. Gary said if the sign is moved in, it may need to be higher, Kevin agreed. There is nothing in the code regarding digital signs. There will be no motion on the sign's screen, only static images. But there is a "reading time" in the rotation correlating with speed on the adjacent road. Kevin requested the height limit be kept if the sign must be relocated. Commissioner Murphy moved to recommend variance of 12' to 14' updating the sign installation specifications. John Hess seconded. Motion carried 7-0.

Bob Miller expressed concern about the digital signs in Pocopson Township. He was afraid that if the sign is installed, others will follow and it may look like Rt 202. He would like something to be drafted in the ordinance to prevent digital signage. The commissioners requested wording in the ordinance regulating the conditions of the lumens, motion, curfews, etc.

Approval of Meeting Minutes: A motion was made by Commissioner Miller to approve the July 1, Planning Commission Meeting minutes, with a second by Murphy. Motion passed 7-0.

Adjournment: Planning Commission Chair, Gray Summers made a motion to adjourn the meeting at 8:35 p.m. with a second Murphy. Motion passed 4-0.

Respectfully submitted,

Aleida Diaz
Assistant Secretary