

Planning Commission (PC) Meeting Minutes  
Wednesday, September 16, 2015, 7:30 P.M.

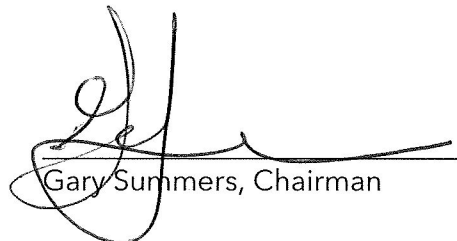
Attendance: Gary Summers, Suzy Breiseth, Mickey Bailey, Meg Johnson, Rob Miller, Sean Rafferty; Kristin Camp, Esquire, PC Solicitor.

1. **Call to Order:** Summers called the meeting to order at 7:30 p.m.
2. **Public Comment:** no comment from the public.
3. **Zoning Hearing Board Application:**
  - a. **507 Corinne Road, Tax Parcel 63-3-33** – Applicant Lloyd Pettit appeared before the Commission and presented exhibits depicting the pigeon houses. The Applicant recounted his first experience with a pigeon and stated that he has a letter from the Veterans Administration in support of the keeping of pigeons as an alternative therapy for PTSD. He explained that there is confusion classifying the pigeons as fowl when, by all standards, they are pets not fowl. Neither the pigeons nor their eggs are consumed. Pettit stated that there have been no complaints from neighbors with regard to the pigeon houses installed on the property. Solicitor Camp noted that the standard that applies is not whether the birds are fowl, but rather relief from Section 250-92.E.(1) for relief in keeping pets on half an acre or less. Commissioners discussed the current standard by which Pettit keeps the pigeons and the dimensions of the pigeon houses. Commissioners were satisfied that the intent of the Applicant is to keep pigeons solely as pets. *MOTION* – Miller moved, Breiseth seconded, to recommend to the Board of Supervisors and to the Zoning Hearing Board, that the Zoning Hearing Board grant the variance requested by amending the application to reflect relief from Township Code Section 250-92.E.(1) and that the Zoning Hearing Board consider imposing a maximum number of pigeons to be housed and cared for in the manner in which they are currently kept and that such number be based on best management practices of pigeon husbandry; motion unanimously approved.
  - b. **2100 West Street Road, Tax Parcel 63-4-168.1** – Greg Suplick of Kidd Suplick LLC, Pocopson Veterinarian Station, appeared before the Commission. Commissioners reviewed the application which included a plan prepared by Regester Associates, Inc., dated June 24, 2015, and the Township Engineer Comment and Review Letter dated September 10, 2015. Applicant seeks setback relief for the construction of a single-story addition to the site of the building that will replace and minimally enlarge the existing single story section of the building that will be demolished. Applicant explained that the current building is a nonconforming structure without documentation for a use variance that was granted in 1992. To Commissioner Breiseth's question regarding cage space for the animal-patients, the Applicant stated that the holding cage spaces would be incorporated in other areas of the building and that in no way would the facility be operating a kennel. The Applicant desires to incorporate aesthetics that will preserve the historic nature of the building. Applicant presented FEMA documentation dated February 26, 2008, confirming the granting of a Letter of Map Amendment with regard to the flood data. Commissioners were in general agreement as to the elevations presented and

the proposed calculations regarding impervious coverage for a nonconforming use. *MOTION* – Miller moved, Rafferty seconded, to recommend to the Board of Supervisors and to the Zoning Hearing Board, that the Zoning Hearing Board approve the application submitted by Pocopson Veterinary Station/Kidd Suplick LLC, with specific approvals granted as identified in Township Code Section 250-18; motion unanimously approved.

4. **7 Lian Drive Building Permit, Tax Parcel 63-4-1.6:** Jim Fritsch, P.E., of Regester Associates Inc., along with the Applicant Robert Landman and the builder Ron Hewes, appeared before the PC to discuss the Grading and Erosion & Sedimentation Control and Operations & Maintenance Plan ("Plan") prepared by Regester Associates dated August 19, 2015. Township Engineer Review and Comment Letter dated September 11, 2015 was submitted and discussed, specifically, sections regarding Zoning Chapter 250 (see *pages 2 and 3 of the 6 page Comment and Review Letter*). Commissioners and the PC Solicitor noted that the Review and Comment Letter should not have included a SALDO review as well as other references that have been completed by the Applicant (i.e., County Health Department requirements). Commissioners briefly discussed the history of the parcel. Commissioner Johnson noted concern for potential flooding on this parcel as well as adjacent parcels. She noted that Township records reference alterations to the land and stream channel in and about the property. Fritsch cited documents from the Army Corp of Engineers as confirming that flood issues have been addressed. Chairman Summers also noted the issuance of a building permit in 2010 for construction of a dwelling on this parcel with reference that all outstanding issues have been addressed by all governmental agencies. *MOTION:* Rafferty moved, Breiseth seconded, that the Planning Commission support the Landman Building Permit Application Plan dated August 19, 2015, as presented, and recommend that the Board of Supervisors modify the requirement for conditional use approval and grant modification of the Natural Features Code Section 250-87 per the Plan Tabulation; Commissioners do not object to installation of the septic system in the steep slopes as approved by the Chester County Health Department; motion unanimously approved.
5. **Greenway Corridor/Reconnaissance:** Chairman Summers reported that he spoke to John Theilacker, AICP, Associate Director, Brandywine Conservancy, who agreed to present an overview of the riparian buffer ordinance during the regular meeting scheduled for November 18<sup>th</sup>. At the same time, Theilacker will assist the PC in potential revisions of the greenway corridor references within the Township Code by providing background as to the methodology for the corridor definitions.
6. **Meeting dates:**
  - a. Board of Supervisors September 28<sup>th</sup>
  - b. Planning Commission October 21<sup>st</sup>
7. **Approval of Meeting Minutes:** Rafferty moved, Breiseth seconded, to approve the Meeting Minutes dated July 15, 2015; motion carried.
8. **Adjournment:** At 8:45 p.m., Breiseth moved, Summers seconded, to adjourn the meeting; motion carried.

  
Susan Simone, Administrative Secretary

  
Gary Summers, Chairman