



Pocopson Township

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Pocopson Township Planning Commission (PC) Meeting 7:30 P.M., Wednesday, July 13, 2011

Commissioners Present: Gary Summers, Suzy Breiseth, Meg Johnson, Rob Miller, Steve Simonson.

Commissioners Absent: Rob Costello, Sean Rafferty.

1. Call to Order and Public Comment: Summers called the meeting to order at 7:30 P.M. No public comment.

2. Final Record Re-subdivision/Add-on Plan Weir Properties/Newlin Tax Parcels 49-6-7.3; -7.4 and Pocopson Tax Parcel 63-3-10.4: Barry Stingel, RLA, Hillcrest Associates, Inc., appeared on behalf of Applicants David and Sheila Weir to discuss a Plan dated May 16, 2011 and last revised July 13, 2011, prepared by Hillcrest Associates Inc., involving land partially in Pocopson and partially in Newlin Townships. The matter was previously heard by the PC on June 15, 2011 with no recommendation rendered at that time. Commissioners reviewed Township Engineer (TE) comments submitted in the form of an email dated July 13, 2011, indicating that all comments from the June 15, 2011 Comment/Review Letter have been addressed with two exceptions: (1) development of Lot 2 (Pocopson) must be in strict accordance with all Pocopson Township Ordinances; and (2) fee-in-lieu of open space. Stingel stated that Plan Note #3 has been revised per TE review comments. There are no plans for the development of Lot 2 (Pocopson). Fee-in-lieu of concerns, if any there may be, will be decided by the Board of Supervisors.

Motion: Johnson moved that the Planning Commission recommend to the Pocopson Township Board of Supervisors approval of the Weir Properties Final Record Resubdivision/Add-On Plan dated May 16, 2011, and last revised July 13, 2011, prepared by Hillcrest Associates Inc.; seconded by Breiseth; motion unanimously approved.

3. Ordinance Revisions Update: Commissioners discussed version 4 of the pre-draft for a proposed new chapter of the Code regarding fences and walls. Breiseth noted that feedback in April 2011 included a request to exempt non-privacy, non-property perimeter fence used to protect interior gardens and landscaping from animal damage. PC agreed that the Township should not regulate such fencing. Points to ponder and/or to be incorporated in version 5 of the pre-draft include:

- a. Consider the definition of a fence – interior fencing around a patio (privacy fencing) may present aesthetic/safety concerns.
- b. Consider definition of a temporary fence to include a statement that no zoning/building permit is required for a temporary fence which is installed for less than six (6) months during a calendar year.

- c. Location of boundary/perimeter fencing shall be set back at least ten (10) feet from all public roadways.
- d. Incorporate Birmingham Township Section 122-105.7, Ordinance No. 08-01 Fences and Walls.

Commissioners received copies of Solar and Alternative Energy Ordinances enacted by Charlestown, East Bradford, and West Nantmeal Townships. Following discussion, PC agreed that elements of West Nantmeal Township Ordinance Section 819 represent a comprehensive model from which to prepare a pre-draft.

4. Correspondence and Announcements: none.

5. Approval of Meeting June 15, 2011 Minutes: Breiseth moved, Summers seconded, to approve the June 15, 2011 Meeting Minutes; motion unanimously approved.

6. Adjournment: At 9:15 P.M. Summers moved, Breiseth seconded to adjourn; motion unanimously approved.

Susan Simone, Secretary

Gary Summers, Chair