



## Pocopson Township

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### **Pocopson Township Planning Commission (PC) Meeting 7:30 P.M., Wednesday, November 16, 2011**

**Commissioners Present:** Gary Summers, Meg Johnson, Rob Costello, and Rob Miller.

**Commissioners Absent:** Suzy Breiseth, Steve Simonson, and Sean Rafferty.

**Guest:** Laressa J. McNemar, P.E., Supervisor.

**1. Call to Order and Public Comment:** Summers called the meeting to order at 7:40 P.M. No public comment.

**2. Bittle Sketch Plan – North Side of Route 842 (Tax Parcel 63-3-5):** Commission reviewed a sketch plan submitted by Bittle regarding a tract of land on Route 842 (Unionville-Wawaset Road) containing 35.5 acres+- being Tax Parcel 63-3-5. Bittle desires to sell and convey to the Township a perpetual and unencumbered conservation easement and declaration of restrictions over the property per the terms of an open space easement agreement. McNemar, being familiar with the conservation easement, appeared to answer PC questions. The sketch plan and narrative received by the Township on November 8, 2011, was discussed as follows with no action taken:

1. Subdivision of the parcel into 2 10-acre lots and 1 16-acre lot.
2. PA State Route 842 fronts all 3 lots.
3. It is not determined when the project will be submitted to the Planning Commission (PC) by Bittle as a minor subdivision.
4. PC briefly discussed the characteristics of the parcel, including slopes, location of springs, and trails.

**3. North Wawaset Road Property Sketch Plan (Tax Parcel 63-1-19, -20.1):** Edward Foley, Esquire, appeared on behalf of Kirk and Nanci Hoffman (“Prospective Buyers” of the Bryant property located on North Wawaset Road partially in Pocopson and East Bradford Townships). The property is currently the subject of a preliminary subdivision to divide the property into 13 lots. There is an existing tenant house on the property with planned access to the property via North Wawaset Road in Pocopson Township. Prospective Buyers seek no approval from Pocopson at this time. Sketch Plan #1 labeled Hoffman Sketch Plan – Phase I, prepared by Chester Valley Engineers and received by the Township on November 16, 2011, proposes elimination of the 13-lot subdivision and construction of a single-family dwelling, barns, and paddocks. Sketch Plan #2 labeled Hoffman Sketch Plan – Future Phase II depicts a 2-lot subdivision with lot 1 being 19+- acres and lot 2 being 10+- acres and will include proposed demolition of the tenant house. Prospective Buyers are aware of the permit, zoning review, and subdivision processes going forward including the requirement to apply to PennDOT for a permit to reconstruct the access driveway off of North Wawaset Road. The dwellings and barns will be constructed in East Bradford Township. No action required by the Planning Commission at this time.

**4. Zoning Hearing Board Application – 1410 Lenape Road (Route 52); Lenape Village Shops (Tax Parcel 63-4-115.1):** Armand Coppotelli, Brandywine Vista LLC (Landowner) and Jim Caldwell of Nu-Image Home Improvement, appeared before the Commission. The Commission reviewed the Application as well as the following correspondence as part of the discussion: Interim Zoning Official Vandemark & Lynch, Inc., Field Report dated October 5, 2011 and Zoning Violation Notice dated October 27, 2011; Richard J. Jensen, Zoning and Code Enforcement Officer, letter to the Zoning Hearing Board dated November 11, 2011. Landowner described recent exterior/land disturbance activity located in the rear of the Lenape Village Shops (Shops). Landowner indicates that the rear of the Shops is an existing nonconformity and is utilized as a loading area for tractor trailers and delivery trucks. Caldwell indicated that Landowner worked with the Township through the permitting process to connect the shops to the Riverside Wastewater Treatment Plant and that the paving mitigates issues associated with land disturbance that occurred as a result of installation of the sewer lines. A neighboring landowner voiced concern regarding the loss of screening, specifically the removal of the hedgerow adjacent to Denton Hollow Road. Summers noted that Landowner installed the paving, removed the hedgerow, and buried the propane tanks without prior submission of a development plan for Township approval to do so. Commissioners discussed the inadequacy of the landscape sketch plan as submitted noting invasive species are shown on the plan and recommended that the Landowner seek the advice of a registered landscape architect for a landscape design that includes native species in accordance with the Natural Features Section 250-87 of the Township Code. Johnson asked and the Landowner was not able to respond to the question regarding his ability to meet buffer requirements. Commissioners also voiced concern that the Landowner should identify a suitable location on the property for stockpiling snow during plowing season.

**Motion:** Summers moved, Miller seconded, to support the Zoning Hearing Board Application dated November 8, 2011, as presented with the provision that certain landscape features are installed utilizing native species and submission to Pocopson Township verification that the commercial propane tanks have been installed in accordance with all applicable codes; motion unanimously approved.

**5. Ordinances:** McNemar noted that the Kennett Area Regional Planning Commission is drafting an alternative energy ordinance that can be shared with the Commission.

**6. Correspondence and Announcements:** Summers reported that the Chester County Planning Commission Proposal for the grant application for professional planning services to update the Comprehensive Plan was circulated and will be discussed by the Board of Supervisors during the regular meeting on Monday, November 21, 2011.

**7. Other Business:** Glorybelle Marcial of 2033 West Street Road requested comments from the Commission regarding an approval received in 1989 for subdivision of her property. No comment or action by the Planning Commission.

**8. Approval of October 19, 2011 Meeting Minutes:** Summers moved, Johnson seconded, to approve the October 19, 2011 Meeting Minutes as submitted; motion unanimously approved.

**9. Adjournment:** At 9:30 P.M. Summers, moved, Miller seconded, to adjourn; motion unanimously approved.

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Susan Simone, Secretary

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Gary Summers, Chair