

Please be advised that on Monday, May 20, 2019, at 6:30 P.M. prevailing time, at the Pocopson Township Building, 740 Denton Hollow Road, West Chester, PA 19382, the Pocopson Township Board of Supervisors will conduct a public hearing to consider, and immediately thereafter during its regular meeting decide whether or not to adopt, three ordinances. The first ordinance is titled: AN ORDINANCE OF POCOPSON TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 190 OF THE POCOPSON TOWNSHIP CODE, TITLED "SUBDIVISION AND LAND DEVELOPMENT" TO AMEND SECTION 190-29 TITLED, "STREETS" TO AMEND THE MINIMUM SIGHT DISTANCE AND SPECIFICATIONS FOR HORIZONTAL CURVES ON RESIDENTIAL STREETS; SECTION 190-30.B TO AMEND THE SPECIFICATIONS FOR PRIVATE DRIVEWAYS; AND TO AMEND CHAPTER 250 OF THE POCOPSON TOWNSHIP CODE, TITLED "ZONING" SECTION 250-17.D(3)(b) TO PROVIDE ACCESS AND TRAFFIC IMPROVEMENT STANDARDS FOR LOTS IN THE RESIDENTIAL AND AGRICULTURAL DISTRICT, AND OTHER MISCELLANEOUS PROVISIONS CONTAINED HEREIN. Section 1 amends §190-29.B(1) to address minimum sight distance. Section 2 amends §190-29.B(2)(b) to address the minimum radius for horizontal curves. Section 3 amends §190-30.B(1)(e), (f) to address private driveway ingress and egress. Section 4 amends §190-30.B(2) to address driveways serving 2 single-family dwellings. Section 5 amends §250-17.D(3) to address access and traffic improvements. Section 6 provides for severability if any sentence, clause, section, or part of this Ordinance is held to be unconstitutional, illegal, or otherwise invalid. Section 7 repeals all ordinances or parts of ordinance conflicting or inconsistent herewith. Section 8 permits General Code to make nonsubstantive formatting and numbering changes. Section 9 provides for the Ordinance to become effective five days after enactment. The second ordinance is titled: AN ORDINANCE OF THE TOWNSHIP OF POCOPSON, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 250 OF THE POCOPSON TOWNSHIP CODE, ENTITLED "ZONING" AT SECTION 250-6. DEFINITIONS AND WORD USAGE TO ADD A NEW DEFINITION FOR "SMALL WIRELESS FACILITIES" AND AT SECTION 250-96. WIRELESS COMMUNICATIONS FACILITIES TO PROVIDE FOR ADDITIONAL PROVISIONS REGARDING APPROVAL TIME FRAMES, PERMIT FEES AND RELATED REGULATIONS FOR WIRELESS COMMUNICATIONS FACILITIES IN POCOPSON TOWNSHIP. Section 1 amends §250-6 to provide for a definition for small wireless facilities. Section 2 creates new subsection §250-96.C(1)(r.1) to provide for approval timing. Section 3 amends §250-96.C(1)(t) to revise permit fees. Section 4 amends §250-96.C(1)(v) to provide for insurance coverage. Section 5 amends §250-96.C(3)(b)[1] to address road locations. Section 6 creates new subsection 250-96.D(2)(c.1) to provide for approval timing. Section 7 amends §250-96.D(2)(d) to revise permit fees. Section 8 creates new subsection 250-96.D(3)(c.1) to provide for approval timing. Section 9 amends §250-96.D(3)(g) to revise permit fees. Section 10 creates new subsection §250-96.E to address consistency with federal and state law. Section 11 provides for severability if any sentence, clause, section, or part of this Ordinance is held to be unconstitutional, illegal, or otherwise invalid. Section 12 repeals all ordinances or parts of ordinance conflicting or inconsistent herewith. Section 13 provides for the Ordinance to become effective five days after enactment. The third ordinance is titled: AN ORDINANCE OF POCOPSON TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP ZONING ORDINANCE, CODIFIED AS CHAPTER 250 OF THE POCOPSON TOWNSHIP CODE, TO AMEND AND REMOVE FLOOR AREA RATIO AS A DIMENSIONAL REQUIREMENT IN THE C-1 AND LIMITED INDUSTRIAL DISTRICTS,

AND TO CLARIFY CERTAIN PROVISIONS REGULATING EXPANSION OF EXISTING LEGALLY NONCONFORMING BUILDINGS WITHIN THE TOWNSHIP. Section 1 deletes §250-29.A(7) in its entirety. Section 2 amends §250-45.E to amend impervious coverage. Section 3 deletes §250-49.A(3)(g) in its entirety. Section 4 amends §250-85.D(1) to address expansion of nonconformity. Section 5 amends §250-85.G(2)(a)[1] to address expansion of nonconformity. Section 6 provides for severability if any sentence, clause, section, or part of this Ordinance is held to be unconstitutional, illegal, or otherwise invalid. Section 7 repeals all ordinances or parts of ordinance conflicting or inconsistent herewith. Section 8 provides for the Ordinance to become effective five days after enactment. A complete copy of the proposed Ordinances may be examined and copies obtained (for the cost of reproducing same) at the Township Building, Monday through Friday, 9:00 A.M. to 12:00 P.M.. In addition, attested copies of the Ordinances are on file at the Daily Local News, 390 Eagleview Blvd., Exton, PA 19341 and the Chester County Law Library, 201 W. Market Street, Suite 2400, West Chester, PA 19380 where the same can be examined without charge. If any person wishing to attend the meeting has a disability and/or requires an auxiliary aid, service or other accommodation, he or she should contact the Township at 610-793-2151, to discuss how those needs may be accommodated.

Unruh, Turner, Burke & Frees  
Township Solicitor