

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
January 6, 2010

The East Goshen Township Planning Commission held their regularly scheduled meeting on January 6, 2010 at the East Goshen Township building. Chairman George Martynick, Vice-Chair Susan Carty, and members Senya Isayeff, Megann Hedgecock, Albert Zuccarello, Chuck Proctor and Peter Mylonas were present. Also present were Township Zoning Officer Mark Gordon, Don McConathy (BOS) and Ginny Newlin from the Conservancy Board.

WORKSHOP SESSION – 7:00pm

The minutes of November 4th and December 2nd were reviewed and corrected. Motions to be passed in the formal session.

George reviewed the agenda for the evening's formal session. Mark Gordon added that representatives from Liberty Towers would be present, as well as National Bank of Malvern. George questioned why the Liberty Tower is proposing a 150' tower when a 60' tower would suffice. The PC plans to recommend to the Board of Supervisors to deny this request due to high traffic and schools in the area, along with the fact that the tower would sit in the historic district of East Goshen Township.

George added that Al would have time to discuss the Traditions project during the formal session.

FORMAL SESSION

A. Pledge of Allegiance

George called the meeting to order at 7:35pm and led those in attendance in the Pledge of Allegiance.

George asked those in attendance if there were any non-agenda items to be discussed.

Ginny Newlin from the Conservancy Board came forward to discuss the 100 foot riparian buffer. Ginny noted that Willistown Township has adopted a 100 foot riparian buffer for their residents. Ginny listed additional townships that have adopted as well.

Public Comment- Shirley Fox, East Goshen resident came forward to add that she never had problems with her property until the golf course was constructed. She added that the front of her property is being washed away and she would benefit from the buffer.

B. Approval of Minutes

The minutes of November 4th and December 2nd were discussed. Susan made a motion to approve the minutes of both November 4th and December 2nd be approved as corrected in the workshop. Senya seconded the motion. No further comment was made and the motion passed unanimously.

C. New Applications

George acknowledged the receipt of Liberty Towers and noted that representatives for the Land Development of 1661 E Strasburg Road-the Mullen Property and Lieberman, Earley, and Company at 1345 Enterprise Drive are not in attendance this evening.

National Bank of Malvern- Mr. Olivo and Bob Adams were in attendance. Mr. Olivo noted that the Yerkes letter dated December 31st had been received and will be discussed further when the PC has time to review. Mr. Olivo gave an update on plans. The National Bank of Malvern plans to construct

the parking spaces first. Utilities will be laid as needed for future construction of the main building to follow at a later date.

D. Conditional Uses & Variances

Liberty Towers- 1592 Paoli Pike-Wawa location.

Mr. Richard Lemanowicz, counselor of Liberty Towers was in attendance to discuss the proposed addition of a 150' cell tower to house T-Mobile, ATT, Metro, Sprint, and Clearwire Mobile Services.

Peter asked Mr. Lemanowicz what the hardship is and Mr. Lemanowicz noted that there is an absence of coverage in this immediate area. Senya added that past applicants have come to the PC and have shown maps and such of the coverage area. Senya noted that this tower would be the tallest in the township. Senya also noted that other carriers have achieved their goals by using lower towers. Senya also added that he is opposed to the approval and made a motion to recommend to the Board of Supervisors to decline at this time. Al seconded the motion. No further comment was made and the motion passed unanimously.

George added that he is sensitive to the location of the proposed tower along with the magnitude of the structure and agrees to decline. Senya suggested that Liberty Towers look into the possibility of a lower structure.

Public Comment

Linda Waterhouse-Koski, owner of the Tory Inne, 734 N. Chester Road spoke in great detail of the cons of having such a structure in this township. She listed a compilation of facts that she was able to find via the internet explaining the company and its procedures for procuring properties.

Andrea Perakis- 1601 Paoli Pike- added that she had received a letter from Liberty Towers asking permission to install said structure on her property. Ms. Perakis added that she feels this structure is not conducive to this historical area.

Kathryn Yahraes- Chairman of the Historic Commission added that this structure would be right in the middle of historic Goshenville and added that the tower would be right behind a rather small Wawa that may someday be demolished.

E. Old Business- Al commented that the discussions in West Goshen about Traditions are ongoing. Mark added that a meeting had been set up with Traditions attorneys.

Ordinance Amendments- Signs for Historic Adaptive Reuses- Mark changed on word on the amendment. Senya moved to recommend to the Board of Supervisors to accept the revision to the proposed ordinance and recommended by the township solicitor. Peter seconded the motion. No further comment was made and the motion passed unanimously.

Liasion Changes were also discussed and it was decided that Susan would serve as a liaison to the Conservancy Board, Senya to serve as liaison to the regional Planning Commission, Peter to the Historic Commission, Megann to the Municipal Authority, and George to the Board of Supervisors with Peter as the alternate.

F. Adjournment

Motion to adjourn the meeting was made by Peter and seconded by Chuck. The meeting adjourned at 9:25p.m.

Respectfully submitted, _____
Linda Jones, Recording Secretary