

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
February 3, 2010

The East Goshen Township Planning Commission held their regularly scheduled meeting on February 3, 2010 at the East Goshen Township building. Chairman George Martynick, and members Senya Isayeff, Megann Hedgecock, Chuck Proctor and Peter Mylonas were present. Also present were Township Zoning Officer Mark Gordon, and Ginny Newlin from the Conservancy Board.

WORKSHOP SESSION – 7:00pm

The minutes of January 6th were reviewed and corrected. Motion to be passed in the formal session.

George discussed the tracking log as well as the agenda for the evening. Discussion moved to the St. Francis Nursery School application. Peter felt that the church has another use for the nursery school and Senya added that the school seems to have a Christian background. Mark noted that this is not the first time someone has requested use of the church for a nursery school. George questioned members of opinions for this application. Mark suggested that the applicant request an extension, get counsel, and for the PC to make a recommendation to the BOS.

FORMAL SESSION

A. Pledge of Allegiance

George called the meeting to order at 7:33 pm 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 she had received the Willistown Township riparian buffer and will copy and pass along to all members of the PC.

B. Approval of Minutes

The minutes of January 6th were discussed. Peter made a motion to approve that the minutes of January 6th, 2010 be approved as amended in the workshop. Chuck seconded the motion. No further comment was made and the motion passed unanimously.

C. Land Development Plans

The Mullen Property at 1661 E. Strasburg Road was discussed. George noted the use of a rain garden in the plan and asked Rob Lambert, representative for the Mullens to give a description of the property. Senya added that he is disappointed that you will not be able to see the property from the road, but added that he thought it was commendable for the Mullen's to bring a "Longwood Gardens" to East Goshen. Megann added that she would like to see the rain garden at completion of construction. Megann made a motion for recommendation to the BOS to approve the Land Development application of Matthew and Christine Mullen to construct a single family home and associated improvements as depicted on the plan dated August 12, 2009 and last revised December 19, 2009.

Lieberman Earley and Company has been granted an extension until April 2010. No public comment was made.

D. Conditional Uses and Variances

St. Francis Nursery School at the United Church of Christ- Diana Corvino, owner of the nursery school was present. George questioned if this nursery school is a collaboration between the church and school. Ms. Corvino noted that the school will operate as a separate entity, but would create a friendly atmosphere with the church. George added that considering the level of involvement between the church and school, this seems like a business arrangement. Peter asked if the nursery school would be staffed by the church, at which Ms. Corvino said this could be a possibility, but not yet planned out.

It was noted that the original zoning application states that this property is not intended to have a second use and that the Planning Commission sees this as a separate business paying rent to the owner. Ms. Corvino noted that church space rent is much lower than commercial property and that is why most nursery schools are housed in churches. Megann asked if there would be religious education/Christian education in the curriculum. Ms. Corvino noted that there would be an open prayer with no special emphasis on a specific religion.

It was also noted by Ms. Corvino that the church did see her current nursery school program and feels that their location is ideal. Peter asked how many students, at which Ms. Corvino answered around 30 students would be enrolled in various classes. Peter noted that the maximum allowance in the existing variance is 25 students. Peter advised the applicant to consider seeking counsel to find a legal reason that was not presented today. Various PC members advised the applicant to possibly have new plans drawn, meet with council to assist with legal issues and possibly seek a variance.

T-Mobile Northeast LLC.-Mr. Petrosa was present to discuss the 49 foot structure along the west side of North Chester Road north of Boot Road. Mr. Petrosa added that he feels the current changes to the cell tower meets all requirements. George questioned if there was maintenance access to the pole. Mr. Petrosa noted that access for maintenance is the same as PECO, which consists of pulling over in the right of way and also noted that there is very little maintenance involved.

Eric Ritter showed simulated photos of the pole with 3 cabinets, 9 feet above ground. Peter asked Mr. Ritter to supply better photos showing the northbound side. Mr. Ritter advised that he would take some shots coming down the road. Peter also asked the radius of site coverage looking to achieve. It was noted that a maximum diameter is one mile.

Public Comment:

Mr. Jim Kercho-4513 Barker Drive noted that the cell tower would be unsightly and unnecessary.

E. Old Business- Traditions is currently conducting a traffic study.

Public Comment: Mr. Keith Dickerson-1212 Culbertson Circle is concerned with safety issues in the immediate area of the traffic study and has observed that about 67% of the traffic is heading towards Route 202 and the Exton area. Mr. Dickerson also added that the residents of East Goshen have an obligation to the community to oppose this construction and that he is looking to get a voice of residents. Mr. Dickerson added that he is looking for support of East Goshen. Senya noted that East Goshen has spend much time and money looking into the issues that arise with this construction. East Goshen, as a neighboring township cannot get involved in matters of other townships, but can express concerns, out of concern for its residents. Senya suggested that someone speak to Senator Dinniman.

F. Adjournment

Motion to adjourn the meeting was made by Senya and seconded by Peter. The meeting adjourned at 9:32 p.m.

Respectfully submitted, _____
Linda Jones, Recording Secretary