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**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**April 7, 2010**

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*The East Goshen Township Planning Commission held their regularly scheduled meeting on April 7, 2010 at the East Goshen Township building. Chairman George Martynick, and members Senya Isayeff, Megann Hedgecock, Susan Carty and Peter Mylonas were present. Also present were Township Zoning Officer Mark Gordon, Don McConathy from the BOS. Chris Reardon (Historic Commission Member), and Ginny Newlin (Conservancy Board).*

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**WORKSHOP SESSION – 7:00pm**

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The minutes of March 6<sup>th</sup> were reviewed and corrected. Motion to be passed in the formal session. The various agenda items were reviewed. George also noted that the 2010 Keep East Goshen Beautiful Day is scheduled for April 17<sup>th</sup>.

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**FORMAL SESSION**

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**A. Pledge of Allegiance**

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

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George asked those in attendance if there were any non-agenda items to be discussed. No public comment was made at this time

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**B. Approval of Minutes**

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The minutes of March 6<sup>th</sup> were discussed. Megann made a motion to approve the minutes of March 6<sup>th</sup>, 2010 as amended in the workshop. Senya seconded the motion. No further comment was made and the motion passed unanimously.

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**C. Land Development**

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National Bank of Malvern- Mr. Olivio and Patrick McKenna were present to review the Yerkes letter. Various conditions were discussed. Mr. Olivio noted that the applicant would comply with all requests on the letter. Due to the fact that much work was to be done in reference to the letter, George requested an extension to May 4<sup>th</sup>.

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**D. Conditional Uses and Variances**

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Tecniplast- Don Turner, representative for Tecniplast was present to review the Yerkes letter dated April 7, 010. Mr. Turner noted that the plans have been revised as per the Yerkes letter. In the letter, Michael Conrad from Yerkes Associates, Inc. noted that conditional use approval is recommended contingent upon the comments being addressed to the Board's satisfaction.

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George noted that when reviewing plans related to this Conditional Use the square footage doesn't add up. Mr. Turner explained that the older plan was showing the incorrect square footage. 15,000sf will be office space, 25,000sf will be an assembly area, 25,000sf is warehouse, and 12,000sf is leased to two other companies.

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Peter made a motion to recommend that the Board of Supervisors approve the conditional use application of Tecniplast USA, for the property located at 1345 Enterprise Drive, to utilize an existing building and parcels for multiple principal uses pursuant to the Township Code. The applicant proposes to carry out the multiple principal uses on three parcels in accordance with the plan dated 2/23/2010 and last revised on 3/30/2010, two

1 of which situate the principal building and the third to accommodate parking in reserve in order to meet parking  
2 requirements outlined in the ordinance for multiple principal uses. The plan meets all applicable ordinances and  
3 is recommended for approval with the following conditions.  
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- 5 1. The multiple principal uses shall be carried out with strict conformity to the conditional use plans and the  
6 testimony provided during the conditional use process unless revisions are resubmitted for review and  
7 approval by the Township.
- 8 2. The applicant will follow all applicable federal, State, and Local laws and secure all proper permits prior  
9 to modification of the facilities on the property.
- 10 3. The vacant lot shall be conveyed independently of 1345 Enterprise Drive unless the applicant  
11 demonstrates that parking in compliance with the parking requirements of the Zoning Ordinance can be  
12 located on 1345 Enterprise Drive.
- 13 4. Solicitor and Board Of Supervisors must approve the Agreement to Construct Parking and the agreement  
14 must be recorded prior to issuance of Use and Occupancy certificate.
- 15 5. Applicant shall install the appropriate number of handicapped parking spaces which are required for the  
16 193 existing parking spaces, prior to issuance of Use and Occupancy certificate.
- 17 6. Applicant shall demonstrate a need for the parking in the front yard areas, as required by the Township  
18 Code if the required parking is required to be installed.
- 19 7. Applicant shall submit a land development application and plan, obtain all necessary governmental  
20 permits and approvals necessary to construct the reserve parking as depicted on the conditional use plan;  
21 if the Township determines that additional parking is required pursuant to the terms in the Agreement to  
22 Construct Parking.
- 23 8. Applicant shall re-stripe the walkways as depicted on the conditional use plans.
- 24 9. All items in the Township engineer's letter dated April 7, 2010 shall be satisfactorily addressed prior to  
25 the issuance of UEO.  
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27 Susan seconded the motion. The applicant accepted all conditions as stated above. No further comment was  
28 made and the motion passed unanimously.  
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30 E. **Old Business-** Traditions was briefly discussed and Mark Gordon noted that the next meeting would be held on  
31 April 13<sup>th</sup>.

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33 F. **New Business**

34 **Goshen Village Shopping Center Signs-** two tenants of the shopping center were present to propose to the PC  
35 that they consider changes in the ordinance to allow for more colorful signs representing their corporate colors  
36 and logos. Peter noted that the UPS store had a similar issue and they are allowed to display their corporate logo  
37 only in the picture window of the store. The idea is to keep the store fronts uniform. Mark added that there is  
38 nothing prohibiting signage with logos in windows of store fronts. Senya added that he felt it was time to revisit  
39 this issue and help local businesses attract more people.  
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41 Susan added that this is a wonderful location in the heart of the Township and is both accessible and convenient  
42 with good parking options. Susan also added that she respectfully suggests that the variance be kept as it is, as it  
43 wouldn't be fair to other business owners within the shopping center.  
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45 Mark Gordon gave some history on the shopping center, noting that when the center was built there were  
46 concessions and the developer created the single color signage ordinance. Senya again noted the PC needed to  
47 reconsider and make the changes to support the application. Mark added that standards can be reviewed and  
48 amended. George noted that he believed it was worth looking into again, but did note that there are little to no

1 restrictions with use of window advertisement. Senya added that a happy medium was in need and suggested  
2 going to the Zoning Board.  
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4 Peter made a motion to deny the application for sign changes to the variance. Susan seconded the motion. At a  
5 vote of 3-2, with Senya and Megann opposing, the vote was passed to deny the applicants request.  
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7 Public Comment: Ginny Newlin noted that she never goes to a store because of the signs.  
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9 **Business Park Parking Amendment-** Five parking spaces per 1000 square feet were discussed. George  
10 questioned why should more asphalt be laid if spaces are not needed or in use. Mark noted that from a code  
11 enforcement standpoint in the BP&I district, the procedures are in place. If you change one portion, this will  
12 affect all the others.  
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14 **100' Protection Buffer-** The Conservancy Board has requested a 100' protection riparian buffer for high  
15 quality streams. It was noted that information will go into packets for the next PC meeting. Ginny Newlin noted  
16 that the neighboring township of Willistown has accepted and amended such a buffer and feels East Goshen will  
17 reap the benefits as well. Mark suggested that the Conservancy Board put together a presentation for the  
18 Planning Commision to consider. Mark also noted that the CB has some work to do to convince the PC.  
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21 **G. Adjournment**  
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23 Motion to adjourn the meeting was made by Megann and seconded by Susan. The meeting adjourned at 9:40  
24 p.m.  
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26 Respectfully submitted, \_\_\_\_\_  
27 *Linda Jones, Recording Secretary*