

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**May 5, 2010**

*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, Peter Mylonas, Charles Proctor, and Albert Zuccarello 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 Member).*

**WORKSHOP SESSION – 7:00pm**

The minutes of April 7th were reviewed and corrected. Motion to be passed in the formal session. The various agenda items were reviewed.

**FORMAL SESSION**

**A. Pledge of Allegiance**

George called the meeting to order at 7:35 pm and led those in attendance in the Pledge of Allegiance and a moment of silence for our armed forces.

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

George announced that there would not be a workshop meeting in May.

**B. Approval of Minutes**

The minutes of April 7th were discussed. Susan made a motion to approve the minutes of April 7, 2010 as amended in the workshop. Senya seconded the motion. No further comment was made and the motion passed. Al and Chuck abstained due to their previous absence.

**C. Land Development**

National Bank of Malvern- Mr. Olivo and Patrick McKenna were present. George noted that PennDOT is concerned about the speed of the cars driving on Paoli Pike. They want the driveway ingress to be 16 feet instead of 14' to allow people to make the turn in more safely.

Al moved that the Planning Commission recommend that the Board of Supervisors approve the Land Development Application to construct a bank branch and associated parking along with additional parking for the abutting YMCA as depicted in the plans dated November 2009 and last revised April 19, 2010, with the following conditions:

1. The applicant will follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans, including the NPDES Permit and the Chester County Conservation District Approval.
2. In the event that the parking for the YMCA is constructed prior to the bank building, the applicant agrees to install all lighting and landscaping associated with the parking and driveway areas prior to the use of the new parking areas or driveway entrance.
3. The applicant shall provide in writing an executed maintenance agreement for the parking areas, landscaping and lighting for the parking and driveway areas to be constructed.
4. Should the Township require, the applicant agrees to construct a pedestrian side walk across their property along Airport Rd.

- 1 5. The YMCA has agreed to install a sidewalk if the National Bank of Malvern is required to do so by the  
2 Township, in their letter dated April 14, 2010 by Denise L. Day, President / CEO of The YMCA of the  
3 Brandywine Valley.
- 4 6. The Applicant agrees and offers the Township the opportunity for the placement of a plaque near the riparian  
5 buffer area on the East side of the property and on the West side of the Chester Creek measuring no larger  
6 than (9"X 12") and containing an inscription honoring Ms. Virginia Strong Newlin for her work on the  
7 Township Conservancy Board and her efforts to protect the Riparian Buffer along Chester Creek.
- 8 7. The applicant agrees to submit a supplemental traffic report to the Township six months after completion of  
9 the Paoli Pike entrance driveway and parking area to be used by the YMCA, for the intersection of Airport  
10 Road and Paoli Pike. If upon review of this supplemental traffic report, it is determined by the Township  
11 Traffic Engineer that the signal timing at the intersection needs to be modified, the applicant shall do so as  
12 required by the Township Traffic Engineer and the PA Department of Transportation, at their expense.
- 13 8. The Plan shall not be released for recording until all the escrow for the improvements depicted on the plans  
14 has been posted.
- 15 Peter seconded the motion. The Applicant accepted the conditions. The motion passed unanimously.  
16 Ginnie thanked the Commission and the Applicant for honoring her.  
17

18 **D. Conditional Uses and Variances**

19 None  
20

21 **E. Old Business-**

22 **100 foot Riparian Buffer** - Peter feels that, after looking at the township map indicating 50' vs 100' and the  
23 100 year floodplain, the issues are adequately addressed with the current 50' buffer. He also noted that, with a  
24 100' buffer requirement, half of the National Bank of Malvern's parking lot would not fit. The goal of  
25 maintaining a clean stream is reached because of the current Township rules and regulations that the developer  
26 has to meet.

27  
28 Sue thinks the 100' buffer is a good idea and preserving waterways is critical but, when they looked at the map,  
29 the floodplains fulfill more than 50' in most areas. She feels educating the public about protecting our streams  
30 is important. She wants to keep this issue open for future evaluation.  
31

32 Al feels the 50' buffer is a good compromise. 100' is ideal in a perfect world, but East Goshen is built out at  
33 this point. With Eminent Domain there is a problem with overreach in a 2<sup>nd</sup> class township.  
34

35 Chuck clarified that this is a Land Use Restriction, not Eminent Domain. The increase in water quality is  
36 important but since the township is built out, the current 50' buffer is good.  
37

38 Mark Gordon pointed out that a new Act 167 will go into effect when funding is available and will have more  
39 restrictions which will be county wide. Mark wants to look at incentives to get developers to use a 100' buffer.  
40

41 Senya feels that erosion of stream banks is because of people mowing up to the water's edge. A buffer is an  
42 area where you treat vegetation differently. What about the areas where the 100' buffer would be only 20' from  
43 a resident's back door? This would cause concerns among neighbors.  
44

45 Ginnie verified that the buffer would be 100' from the water's edge unmowed. She stressed the fact that people  
46 don't understand how important even the 50' buffer is.  
47

48 A Roll Call vote was taken which resulted in a unanimous decision to continue the 50' riparian buffer zone.  
49

50 Ginnie thanked the Commission for their consideration of this issue and their offer to reevaluate it when the new  
51 Act 167 is in place. She feels East Goshen is a progressive township that has requirements that are

1 commendable so we are not environmentally backward. Chester Creek water tests have shown that the quality  
2 has greatly improved since the Reservoir Road project was initiated. She understands that we want our  
3 properties to look nice, but we are all beneficiaries of clean water.  
4

5 Don asked George to send a summary of this decision to the Board of Supervisors.  
6

7 **F. New Business**

8 **Tree Ordinances** - Tabled until the June meeting so the members can review the information that was just  
9 received.  
10

11 **BP & Industrial Zone Parking Ordinance** - George noted that Tecniplast will have more parking spaces  
12 than they need, but they have purchased the lot next door in case they need it to meet requirements under the  
13 current ordinance. He feels the Commission should consider modifying the zoning to be more accommodating  
14 and to keep our industrial buildings full. Previously there was one tenant at 1345 Enterprise Drive and now  
15 there will be three. Tecniplast will use office and warehouse space for storage. The Commission may want to  
16 consider flex industrial; for example, 1 space per 1,000 sq. ft. for warehouse and 3 spaces per 1,000 sq. ft. for  
17 office use. The Commission members agreed that Mark should prepare a draft to the current ordinance for the  
18 Commission to consider.  
19

20 **G. Liaison Reports**

21 **Historic Commission** – Chris provided dates for upcoming events as follows:

- 22 1. Living History Day – Sat. June 5<sup>th</sup>
- 23 2. Paoli Battlefield Archeology Walk – June 24<sup>th</sup>
- 24 3. East Goshen Town Walk – Thurs. July 22<sup>nd</sup>
- 25 4. Paoli Battlefield Illumination – Sept. 18<sup>th</sup>.

26 **Board of Supervisors** – Don reported that they plan to appoint members to TAG (Township Advisory Group)  
27 at their meeting on May 11<sup>th</sup>.  
28

29 **H Adjournment**

30  
31 Motion to adjourn the meeting was made by Susan and seconded by Megann. The meeting adjourned at 8:45  
32 p.m.  
33

34 Respectfully submitted, \_\_\_\_\_  
35 *Ruth Kiefer, Recording Secretary*  
36

37 C:\Documents and Settings\Owner\My Documents\My Word\Planning Commission\May 5 2010 PC Final.doc