

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**June 2, 2010**

*The East Goshen Township Planning Commission held their regularly scheduled meeting on June 2, 2010 at the East Goshen Township building. Members Senya Isayeff, Megann Hedgecock, Susan Carty, Peter Mylonas, Charles Proctor, and Albert Zuccarello were present. Also present were Township Zoning Officer Mark Gordon, Chris Reardon (Historic Commission Member), Ginny Newlin (Conservancy Board Member) and Jim McRee (Deer Committee).*

**WORKSHOP SESSION – 7:00pm**

The minutes of May 5th were reviewed and corrected. A motion will be passed in the formal session. The various agenda items were reviewed.

**FORMAL SESSION**

**A. Pledge of Allegiance**

Susan called the meeting to order at 7:30 pm and led those in attendance in the Pledge of Allegiance and a moment of silence for our armed forces.

Susan asked those in attendance if there were any non-agenda items to be discussed. Ginnie commented that their voices don't carry. She suggested that they be sure to speak directly into the microphone.

Susan announced that there would not be a workshop meeting in June.

**B. Approval of Minutes**

Peter made a motion to approve the minutes of May 5, 2010 as amended in the workshop. Senya seconded the motion. No further comment was made and the motion passed unanimously.

**C. Land Development**

**The Hankin Group, New Kent Apartments, Boot Road (Sketch Plan)** – Bob Hankin and Neil Fisher were present to represent the applicant. Bob explained that the small shopping center at this location has very little visibility and has competing retail on Paoli Pike. It has been 70% vacant over the past few years. They have almost no turnover in the apartments. They want to remove the retail and construct 2 more apartment buildings with 12 apartments in each building. Peter asked if there will be a height differential. They will be the same as the existing buildings, i.e., two-story, two-bedroom units with separate entrances. No Variance is required.

Senya asked about the demographics of the tenants. Senior citizens account for more than 1/3 of the units. There are some long term, 20 years + tenants. Neil said they will provide a fiscal study later. In general the township will see an increase in tax revenue through assessed value and earned income. Also, there should be a decrease in services needed since residential tends to require less police services than retail.

Al asked how impervious will compare to the existing. Neil feels it is about the same. The allowable is 40% and they are at 39.5%. They want to connect the new buildings to the community building they constructed a few years ago via sidewalks.

Traffic – Neil said in a typical day, residential will produce 50% less than retail throughout the day. Sue mentioned that she had contact from a Marydell resident about the sight line coming out onto Boot Road from Barker. Peter suggested accel/decel lanes be installed for the apartments.

Megann asked about lighting. The existing retail lighting will be removed and a new lighting plan will be submitted.

Public Comments – Ginnie asked about the aesthetics of the property. They will try to improve the entrance, add trees and plants, and eventually upgrade the existing units. They want to use pervious sidewalks which would bring down the amount of impervious and is softer to walk on.

Jim McRee agreed with Ginnie on the impervious issue. Neil pointed out that the parking area at the new community building has pavers. Jim asked if the new buildings will have any “green” features. Bob said the Hankin Group is using solar panels on their office building and they will look into any features they might use on these buildings. Jim asked if their traffic information is from when retail was full or vacant. Neil said they will provide a new traffic study.

#### **D. Conditional Uses and Variances**

**1. Liberty Towers, LLC, 352 Paoli Pike – Variance.** Richard J. Lemanowicz, Attorney, was the representative for the applicant. They want to construct a 150 foot tall wireless communications tower behind the Wawa on Paoli Pike. There are currently 5 licensed carriers scheduled to lease space on the tower. The site can accommodate 7 carriers. Equipment cabinets will be constructed at the base of the tower. It was pointed out to Mr. Lemanowicz that this is the same application as submitted in January. He said they returned because an alternative did not work out for them.

Peter pointed out that the area they want to lease is contiguous to an elementary school. He is concerned about an “attractive nuisance” being so close to a school playground.

Senya expected something different. The site is the main concern. As discussed in January, it is the highest spot in the Township.

Charles pointed out that the plan does not have a second fence inside to act as a barrier and only one light, which is insufficient.

Public Comments – William Potts, 1603 E. Boot Road – He feels strongly that the 150’ tower overlooking the area will detract from the beauty of the area. Senya feels that the concerns of the residents who were here in January would be the same now. Sue doesn’t feel this tower does anything for the welfare and beauty of the area.

Jim McRee commented that the individual carriers may come back asking to construct individual towers. Chris Reardon noted that the Historical Commission has already written a letter stating that this is a bad location because it is in the heart of the historic area of the township.

Al moved that the Planning Commission recommend that the Board of Supervisors oppose these variance requests based on the fact that the applicant has not provided evidence of any hardship(s) to support either the use or the dimensional zoning variance request, as required by law. Granting these variance requests for a wireless communications tower use in the center of the community, next to two elementary schools and adjacent to the Township historic district, would have a significant negative impact on the quality of life and greatly alter the essential character of the neighborhood. Peter seconded the motion. Peter moved to amend the motion to add “which would create an attractive nuisance” after “elementary schools”. Charles seconded the motion to amend. The motion as amended was passed unanimously.

**2. Benjamin Mudry, 1137 N. Chester Road, Variance.** He wants to add a deck to the existing, non conforming structure. Peter commended him on the very thorough application, which included letters from his neighbors. Senya commented that some people would do this without coming to the Township for permission. He did the right thing and the township appreciates it.

Peter moved that the Planning Commission recommend that the Board of Supervisors support this dimensional variance request to reduce the side yard setback from 20 feet to 14 feet for the new deck as depicted in the application. The dimensional variance relief sought by the applicant will have no adverse effect on the essential character of the neighborhood, the hardship was not created by the applicant and the relief sought is the minimal relief needed to construct the new deck. Al seconded the motion. The motion passed unanimously.

#### **E. Old Business-**

**Parking Amendment in BP and I districts** – Mark did not use the term “flex industrial” because of the amount

of places it would have to be changed in the ordinance, but it can be done if the Commission wants. He struggled with the definition of multiple principal use and thinks it needs to be added to the ordinance. He will work on this with Rick Smith. Mark mentioned several examples in the area of multiple uses in a building, including Tecnplast which will have office with warehouse industrial for two companies in the same building.

**Tree Ordinance Amendment** – Sue thought the terminology for protection of the trees was the main change. Ginnie commented that most of the changes were terminology and some trees were removed or added to the list. The Commission appreciates Bryan’s details on the types of trees. Mark needs to review this with Rick Smith. Also, he thinks the Township landscape architect will have to review it.

**F. New Business**

**Senya Isayeff -** This is Senya’s last meeting with the Planning Commission since he took a position on the Board of Supervisors. Sue presented him with a gift from the Commission members and thanked him for his service. Senya feels that the Commission members respected each other and had some fun too. All are greatly invested in the community and care about East Goshen Township. He pointed out that New Kent wants to build more apartments because people want to live in East Goshen Township. Sue mentioned that Jim McRee will fill this vacancy when he is appointed by the BOS.

**G. Liaison Reports**

**Conservancy Board** – Sue reported that they had a lot of discussion about the trees at Paoli Pike and Line Road, which included enclosing the area to keep the deer out. Charles commented that some trees don’t look good. Ginnie reported that the Board did a survey of the trees and gave the list to Rick Smith. She feels the landscaper did not plant the trees properly.

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

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

**H Adjournment**

Motion to adjourn the meeting was made by Peter and seconded by Megann. The meeting adjourned at 9:00 p.m.

Respectfully submitted, \_\_\_\_\_  
*Ruth Kiefer, Recording Secretary*

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