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EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
July 7, 2010

The East Goshen Township Planning Commission held their regularly scheduled meeting on July 7, 2010 at the East Goshen Township building. Members Chairman George Martynick, Megann Hedgecock, Susan Carty, Peter Mylonas, Albert Zuccarello, Jim McRee and Dan Daley were present. Also present were Township Zoning Officer Mark Gordon, Chris Reardon (Historic Commission Member), Ginnie Newlin (Conservancy Board Member) and Senya Isayeff, Thom Clapper and Don McConathy (Board of Supervisors).

WORKSHOP SESSION – 7:00pm

The minutes of June 2nd were reviewed. A motion will be passed in the formal session. The various agenda items were reviewed.

FORMAL SESSION

A. Pledge of Allegiance & Announcements

George 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.

George asked those in attendance if there were any non-agenda items to be discussed. There was no response. George asked if anyone would be recording the meeting. There was no response.

George announced that there will be a workshop meeting on Wednesday, July 21, 2010 at 7:00 p.m.

George welcomed Dan Daley, new member of the Commission. He also announced that Jim McRee was returning as a member of the Commission.

B. Approval of Minutes

Megann made a motion to approve the minutes of June 2, 2010. Al seconded the motion. No further comment was made and the motion passed with George, Dan and Jim abstaining.

C. Land Development

The Hankin Group, New Kent Apartments, Boot Road (Sketch Plan) – Neil Fisher and Mike Malloy, General Counsel for the Hankin Group, were present to represent the applicant. Neil gave a quick review of the plan. As requested at last month’s meeting, Neil inspected the entrance on Boot Road across from Barker Drive. Currently there are accel and decel lanes at the New Kent entrance. Barker Drive does not have accel/decel lanes and vegetation is overgrown possibly impacting the sight line from Barker Drive. Neil feels the New Kent entrance meets safety requirements. Also, he feels the south side of the intersection of Boot Rd. and Rt. 352 is overgrown but that is not New Kent’s property. Neil will meet with Mark Gordon to walk the site and determine what needs to be done. Mark will ask Mark Miller, Public Works Director to be there too. A landscape plan will be submitted later.

They will present a lighting plan which will use the same lighting as the existing buildings. Solar energy is complicated to break down when there are multiple units. Hankin started using “green” insulation and roofing materials long before it became popular. Porous pavement will be used in the 20 parking stalls in order to sheet the water from Building 1 down to the porous pavement and back into the ground.

Neil clarified the traffic comparison, which shows that on a weekday at AM peak hours, retail has less traffic. But, at PM peak hours, retail has 2 times what residential has. When asked about a cell phone tower, Neil said

1 Hankin was approached but it did not work out. They have no plans to install a tower. It is Neil's
2 understanding that an existing phone pole at Rt. 352 and Boot Rd. is going to be extended for this purpose.

3 Al commented that he sees no items of concern at this point. He appreciates Hankin's willingness to work with
4 the township.

5 Public Comment – Ginnie pointed out that there are invasive plants in the overgrown areas. She hopes they will
6 remove them. She looks forward to hearing more about possible green features that they can use in the
7 buildings.

8 9 **D. Conditional Uses and Variances**

10 **1. Schaffer Properties, 734 N. Chester Rd.- C/U** Peter Schaffer and Ross Unruh were present to represent
11 the applicant. Ross explained that this property is a Class I historic resource and was used as a bed &
12 breakfast. Schaffer Properties wants to use it as an office for 8 employees. There will be no changes to the
13 building either inside or outside. The south drive will be “in” and the north drive will be “out”. The only
14 change will be in the parking area. The existing drive is made of crushed red stone with a full base of
15 compacted gravel. The proposed parking area will be made of the same materials. The proposed plan shows
16 10 outside parking spaces and 3 spaces in the existing garage. Ross explained that the ordinance requires 27
17 spaces, paved with commercial requirements. They are trying to maintain the historic feeling of the property.
18 Mark Gordon pointed out that there is provision in the code which allows the commission to modify the
19 parking requirements for a small business.

20
21 Peter Schaffer explained that his company supplies dry spices and makes seasonings for major brands. They
22 have warehouses in MD, NC, NY, IL and CA. Customers do not come to their office. They go to the
23 customer's test kitchen. Their hours are 8:30 am to 5:00 pm, Monday through Friday. He has had 8
24 employees for 3 years and does not anticipate outgrowing the building. There are 2 active basements for
25 storage of files. The existing bedrooms will become offices and the receiving room will remain the same.

26
27 Ross said they are asking for 1) approval of the conditional use, 2) waiver of the historic impact study, and 3)
28 recommendation that the Board of Supervisors not require the additional parking spaces. They are asking for
29 these tonight. George explained that the Planning Commission needs written approval from the Historical
30 Commission first. The Historical Commission has walked through the building and will be meeting
31 tomorrow night. Peter Mylonas and Jim McRee suggested that provision be added to reserve another 4 or 5
32 parking spaces for future growth.

33
34 Al suggested that the Commission approve the waiver of the Historic impact study tonight. The commission
35 took an unofficial vote to waive the need for a historic impact study. The unofficial vote was unanimous in
36 favor of waiving this requirement. It will not be needed for the meeting on July 21st.

37
38 Public Comment – Ginnie asked for the recipe for the red gravel.

39 40 **E. New Business**

41 **Swiss Farms -** Rick Smith and Mark Gordon met with the three principals of Swiss Farms to discuss some
42 challenges that the store is having. The store is underperforming by about 50% from the average of all their
43 stores. They conducted audits of the store and found that the staff is doing everything right and is considered
44 the best management team in the organization. The Township Code allows for a 30 day special permit for
45 additional signage for commercial properties. Swiss applied for that permit and it has been issued. They will
46 hang banners and other attention getting devices in order to see if more customer traffic can be generated.
47 Swiss will submit a Sketch Plan outlining some additional signage and menu boards which will require relief
48 from the Zoning Hearing Board Decision from 2005.

49
50 Jim commented that there is a sign listing the products they carry, but it is hard to see. He suggested that the
51 Commission may want to consider a general change to help retail in East Goshen. He feels we need to help

1 promote our retail as much as possible. Peter likes the designs they submitted. Megann would like to see them
2 carry produce.

3
4 July 21st Workshop – George would also like to review the Commission’s goals at this meeting.

5
6 **G. Liaison Reports**

7 None

8
9 **H Adjournment**

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

11
12 Respectfully submitted, _____

13
14 *Ruth Kiefer, Recording Secretary*

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