

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**July 21, 2010**

*The East Goshen Township Planning Commission held a workshop meeting on July 21, 2010 at the East Goshen Township building. Members Chairman George Martynick, Megann Hedgecock, Susan Carty, Jim McRee and Dan Daley were present. Also present was Township Zoning Officer Mark Gordon.*

**A. Pledge of Allegiance & Announcements**

George called the meeting to order at 7:00 pm and led those in attendance in the Pledge of Allegiance and a moment of silence for our armed forces.

George asked if anyone would be recording the meeting. There was no response.

**B. Conditional Uses and Variances**

Schaffer Properties, 734 N. Chester Road. Peter Schaffer and Ross Unruh were present to represent the applicant. George verified that the Planning Commission received a written unanimous approval from the Historical Commission. Sue moved that the Planning Commission recommend that the Board of Supervisors approve the Conditional Use Application of The Food Source International to adaptively reuse the historic property at 734 N. Chester Road as an office use, as provided in the Zoning Ordinance §240-38.8, waive the Historical Resource Impact study as provided for in §240-38.8.A(5); due to the fact that the applicant proposes no substantive changes to the interior or exterior of the historic building to accommodate the proposed adaptive reuse and support the applicant's request to reduce the number of required off-street parking places, due to the fact that additional unused spaces will significantly detract from the historical integrity of the property and could negatively impact the welfare of the neighboring residential property with the following condition(s):

1. Off street parking places shall be limited to 13 (10-parking area, 3-garage)
2. Should the use change and/or the number of employees exceed the number of parking spaces provided, the applicant shall apply to the township to amend the Conditional Use approval.
3. The Applicant shall indicate a reserve parking area and shall install said parking upon request from the Township.

Megann seconded the motion. The Applicant accepted the conditions. There was no further comment or discussion. The vote passed unanimously.

**C. Old Business**

BP and Industrial Zone Parking Ordinance. The Commission reviewed the proposed amendment to the parking ordinance. George reviewed the need for an amendment to the requirements for parking. Mark reported that he spoke to Dave Ward of the Chester County Planning Commission, who feels that the East Goshen ordinance has stricter requirements than other municipalities in Chester County. Rick Smith suggested 3 per 1,000 s.f. of Gross Floor Area. The Commission members discussed different scenarios and how they would be impacted by this change. Dan voiced concern about initial construction and use vs. a later use that may require more parking spaces. Megann suggested contacting commercial real estate agents to see what the industry is demanding. Mark will do this. A decision on this was deferred to a later meeting.

**D Adjournment**

Motion to adjourn the meeting was made by Sue and seconded by Jim. The meeting adjourned at 8:00 p.m.

Respectfully submitted, \_\_\_\_\_

*Ruth Kiefer, Recording Secretary*

*C:\Documents and Settings\Owner\My Documents\My Word\Planning Commission\July 21 2010 PC Final.doc*