

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
October 6, 2010

The East Goshen Township Planning Commission held their regularly scheduled meeting on October 6, 2010 at the East Goshen Township building. Members present were: Chairman George Martynick, Susan Carty, Peter Mylonas, Albert Zuccarello, Dan Daley, Jim McRee and Megann Hedgecock. Also present were Township Zoning Officer Mark Gordon, Don McConathy (Township Supervisor), and Erich Meyer (resident).

WORKSHOP SESSION – 7:00pm

- A. Neal Fisher reviewed the parking requirements under the Township ordinance and presented the Commission with some suggestions for possible revisions.
- B. The minutes of September 2, 2010 were reviewed. A motion will be passed in the formal session.
- C. 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 to remember 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 no workshop this month.

B. Approval of Minutes

Peter made a motion to approve the minutes of September 1, 2010. Sue seconded the motion. The motion passed with abstentions by Megann and Jim.

C. Land Development

1. The Hankin Group, New Kent Apartments, Boot Road (Sketch Plan) – Jack Robinson represented the applicant. Peter moved that the Planning Commission recommend that the Board of Supervisors approve the Preliminary/Final Land Development Plan of the Hankin Group to redevelop the existing commercial stores at New Kent Apartments into two new Residential Apartment Buildings as depicted on the plans dated 6/25/2010 and last revised on 9/13/2010 with the following conditions:

- 1. The Township Conservancy Board's written recommendation is received by the Board of Supervisors prior to plan approval.
- 2. 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.
- 3. The Plan shall not be released for recording until all the escrow for the improvements depicted on the plans has been posted.
- 4. Applicant shall address all remaining comments on the 9/29/2010 Yerkes letter.

Jim seconded the motion. There was no further discussion or public comment. The motion passed unanimously except Dan abstained.

D. Conditional Uses and Variances

1. CTDI, 1334 Enterprise Dr. John Good, attorney, represented the applicant. In 1992 CTDI had 70 parking spaces at this location. Currently the largest shift has 92 employees. They are using a shuttle to take the employees to their other locations in the corporate park where there is extra parking. Their engineer has determined that they can increase the number of spaces to 104. This would increase their impervious cover

to 57.37%, still under the 60% allowed. The storm water will go to the current underground storage, which has enough capacity to handle the increase.

The 92 employees are the most they feel they will need but the 104 spaces gives them 12 additional spots. John feels CTDI would want to pave the additional 12 spaces up to 104 spaces while they have the equipment there, instead of holding the extra 12 for the future.

Megann asked if additional lighting will be needed. Mark said this would be determined after the Conditional Use is approved.

John doesn't feel porous pavement works well in the long run for commercial. Mark commented that this area in the back would be a great opportunity to do porous pavement. John will have CTDI look into the cost.

Mark explained that the number of ADA spaces required is based on the size of the building so they should have what they need.

Dan suggested that they add striping in the loading dock area clearly defining where cars should go. Mark said the request will go to the Township Engineer for review. CTDI's hearing is scheduled for November 9, 2010.

E. New Business

None

F. Old Business

1. Tree Ordinance – Mark reported that the Township Solicitor is reviewing the ordinance. There are some minor technical issues. After the revisions are complete, it will go to the County for review.

2. Comprehensive Plan Goals – Mark located an electronic version of the Comprehensive Plan and sorted the items in Chapter 10. He only selected the goals with a “high” or “immediate” designation for discussion this month. Several items will remain in the “ongoing” status. Others were marked with a date for completion. The Commission members will review the rest of the list for further discussion next month.

Regarding the proposed Paoli Pike Bike Path, Mark reported that the Township along with the YMCA, West Chester Area School District and Senator Dinniman have applied for a study to analyze the best location, use, cost, etc. from the West Goshen border to the Willistown border.

G. Liaison Reports

1. Board of Supervisors – Don reported that the matter of a wireless tower in the park was tabled.

H. Other Matters

1. George gave a reminder about the Master Planner Workshops for those on the Commission who haven't completed them.

2. Megann reminded the Commission that they should clean their road (Strasburg Road) soon. They decided to meet in front of Don McConathy's house on Saturday, October 30, 2010 at 8:30 am. Megann will bring donuts and George will get the vests and bags.

3. Synthes USA Sidewalk – Synthes has submitted a proposal to install a sidewalk within Goshen Corporate Park West within the right of way in order to connect their properties and increase pedestrian mobility throughout the corporate park. Mark presented this to the Board of Supervisors. They feel it is a good idea. Synthes is getting pricing for concrete and blacktop. A maintenance agreement would be worked out.

I. Adjournment

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

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary

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