

1  
2  
3 **EAST GOSHEN TOWNSHIP**  
4 **PLANNING COMMISSION MEETING**  
5 **November 3, 2010**

6 *The East Goshen Township Planning Commission held their regularly scheduled meeting on November 3, 2010 at*  
7 *the East Goshen Township building. Members present were: Chairman George Martynick, Susan Carty, Peter*  
8 *Mylonas, Dan Daley, Jim McRee and Megann Hedgecock. Also present were Township Zoning Officer Mark*  
9 *Gordon, Chris Reardon (Historical Commission) and Ginnie Newlin (Conservancy Board).*

10  
11 **WORKSHOP SESSION – 7:00pm**

- 12  
13 A. The minutes of October 6, 2010 were reviewed. A motion will be passed in the formal session.  
14 B. The various agenda items were reviewed.

15  
16 **FORMAL SESSION**

17  
18 **A. Pledge of Allegiance & Announcements**

19 George called the meeting to order at 7:30 pm and asked Sue to lead those in attendance in the Pledge of  
20 Allegiance. There was a moment of silence to remember our armed forces.

21 George asked those in attendance if there were any non-agenda items to be discussed. There was no response.

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

23 George announced that there will be no workshop this month.

24  
25 **B. Approval of Minutes**

26 Jim made a motion to approve the minutes of October 6, 2010 as corrected. Dan seconded the motion. The  
27 motion passed unanimously.

28 **C. Acknowledge Receipt of New Applications**

29 George acknowledged receipt of new applications from: AT&T Mobility, 1602 E. Strasburg Rd (C/U); John  
30 Cavalli, 1352 Mark Dr (D/V); and Mike Ivey, 36 Hill St (Appeal).

31 **D. Conditional Use and Variances**

32 **1. AT&T Mobility, 1602 East Strasburg Rd (C/U).** Applicant was represented by Mark Hipp and Jeff  
33 Karon. Mark Hipp provided photos of the existing equipment. He verified there is no fencing or landscaping.  
34 Mark Gordon explained that the original landscaping at this PECO owned location was trimmed back because  
35 Homeland Security required a clear site view to the tower. Therefore, the applicant cannot provide landscaping.  
36 They will install a fence around the ground equipment. There will be no changes to the ground equipment.  
37 George emphasized the need for maintenance of the area. Mark Hipp explained that this upgrade will give  
38 better and faster reception and may take more volume but it won't expand the area of coverage. RF will be  
39 discussed at the Board of Supervisors meeting on November 16. Sue made a motion to recommend that the  
40 Board of Supervisors approve the Conditional Use Application and Plan dated 9/14/2010, last revised 9/22/2010  
41 with the following conditions:

42 a. The applicant shall follow all applicable federal, state and local laws and secure all proper permits prior to  
43 construction of the improvements depicted on the plans.

44 b. All items identified in the Township Engineers review letter dated 10/20/2010 shall be addressed to the  
45 satisfaction of the Township prior to the issuance of a Certificate of Use and Occupancy for the facility.

46 Peter seconded the motion. There was no further discussion. The motion passed unanimously. George  
47 thanked the applicant for an excellent application.

1 **2. John Cavalli, 1352 Mark Dr (D/V).** Applicant was present. John provided photos of his property and  
2 explained that he is requesting zoning variance relief from the side yard in order to build a 2-car detached garage.  
3 The current shed will be removed. Jim asked what the hardship is. The applicant wants to build a 2<sup>nd</sup> 2-car  
4 garage. Jim voiced concern about overbuilding on the lot. John needs the extra space because he is a car  
5 collector. The garage needs to be placed forward because of the slope in the rear of the property. Mark said the  
6 garage needs to be 5 ft from the existing building and there won't be an increase in the driveway. Approval was  
7 received from neighbors on both sides of his property. No neighbor objections were received. Dan pointed out  
8 that the ground will have to be graded to take water coming down the slope around the building and not between  
9 the two properties. Megann made a comment and motion – This property is sloped in the rear yard such that a  
10 conforming structure could cause more impact to the environment and property than the proposed solution. The  
11 applicant did not create this condition nor will granting this relief effect the character of the neighborhood. I  
12 move that we recommend that the Board of Supervisors support Mr. John Cavalli's Variance request to build a  
13 two car garage with a side yard setback of no less than 10 feet which represents 10 feet of relief with the  
14 following condition:

- 15 a. The applicant shall follow all applicable federal, state and local laws and secure all proper permits prior to  
16 construction of the improvements depicted on the plans.

17 Peter seconded the motion. The motion passed by a vote of 5 to 1. Jim opposed.

18 **3. CTDI – 1334 Enterprise Dr (C/U).** There was no representative for the applicant. Peter made a motion that  
19 the Commission recommend that the Board of Supervisors approve the Conditional Use Application and Site  
20 Plan dated 9/16/2010 with the following conditions:

21 1. The applicant shall follow all applicable federal, state and local laws and secure all proper permits prior to  
22 construction of the improvements depicted on the plans.

23 2. All items identified in the Township Engineers review letter dated 10/22/2010 shall be addressed to the  
24 satisfaction of the Township prior to the issuance of a Certificate of Use and Occupancy.

25 Megann seconded the motion. Jim doesn't feel the plan is addressing the issues in the Yerkes letter. He would  
26 like to have the applicant come back with revised plans. He feels the commission should send a complete  
27 product to the Board of Supervisors. Sue was concerned about some of the comments in the Yerkes letter too.  
28 Mark pointed out that the applicant will have to present an engineered plan addressing the Yerkes letter. After  
29 discussion Peter moved to amend the motion as follows:

30 3. Should substantive changes to the plan be made as determined by Township staff, the applicant will return  
31 to the Planning Commission for approval.

32 There was no further discussion. The motion and amendment passed unanimously.

### 33 **E. Old Business**

34 **1. Tree Ordinance** – The updated Tree Ordinance was reviewed and discussed. Jim pointed out that on  
35 page 3, sec. 6 – Street Trees - it shows a minimum caliper of 2 ½ inches which is different than the 3 inches  
36 required for replacement trees. Mark will discuss this with the Township solicitor to make it consistent at 3  
37 inches. Jim also pointed out on Page 4 (8) – after “within the” should be TPZ and the rest should be deleted.  
38 Jim moved to recommend that the Board of Supervisors approve the updated Tree Ordinance with the  
39 following amendments and subject to the Conservancy Board's review and approval:

40 a. Page 3, sec. 6 – Street Trees – The minimum caliper will be changed to 3”.

41 b. Page 4, (8) – After “within the” TPZ will be added and the rest of the sentence deleted.

42 Peter seconded the motion. There was no further discussion. The motion passed unanimously.

### 43 **2. I & BP Parking**

44 Mark explained the definitions and current changes. He will have the solicitor review it.  
45

1 **F. Any Other Matter**

2 George reported that he attended a Chester County event in Toughkenamon today to honor Nancy Moore,  
3 who gave decades of service to open space, the County Planning Commission and 20/20 project. He  
4 presented her with a Certificate of Appreciation on behalf of the Board of Supervisors.

5 George thanked the commission members who did the fall cleanup along Strasburg Road on Saturday,  
6 October 30<sup>th</sup>.

7 **F. Adjournment**

8 Motion to adjourn the meeting was made by Dan and seconded by Sue. The meeting adjourned at 9:50 p.m.

9  
10 Respectfully submitted, \_\_\_\_\_  
11 *Ruth Kiefer, Recording Secretary*

12  
13 C:\Documents and Settings\Owner\My Documents\My Word\Planning Commission\PC 2010\PC 110310 final.doc