

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**April 6, 2011**

The East Goshen Township Planning Commission held their regularly scheduled meeting on April 6, 2011 at the East Goshen Township building. Members present were: Chairman George Martynick, Dan Daley, Megann Hedgecock, Jim McRee and Peter Mylonas. Also present were Township Zoning Officer Mark Gordon, Don McConathy (Supervisor), Chris Reardon (Historical Commission), Ginnie Newlin (Conservancy Board) and Erich Meyer, resident.

**WORKSHOP SESSION – 7:00pm**

- A. The minutes of March 2 were reviewed. A motion will be passed in the formal session.
- B. 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. There was a moment of silence to remember our armed forces.

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

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

George reminded Commission members about “Keep East Goshen Beautiful Day” this Saturday, April 9. They will meet at Don McConathy’s house at 9 am and work along Strasburg Road.

The next Newsletter article is due May 4<sup>th</sup>.

George attended a PA state sponsored seminar about electronic signs.

**B. Approval of Minutes**

Dan made a motion to approve the minutes of the March 2, 2011 meeting as corrected. Jim seconded the motion. There was no further discussion. The motion passed. Megann and Peter abstained.

**C. Acknowledge Receipt of New Applications**

George acknowledged receipt of the following new applications:

- 1. Stein, Variance Request (Dim Variance) 1519 Richard Drive (V)
- 2. Tru-Team Inc. (Adaptive Reuse of Historic Resource) 1422 Paoli Pike (CU)

**D. Subdivision/Land Development Plans – None**

**E. Conditional Use and Variances**

1. Stein, Variance Request (Dim Variance) 1519 Richard Drive (V). Michael Stein explained that he has been an East Goshen resident for 18 years. He wants to build a 2-story, 2-car detached garage. Later he will turn the existing attached garage into living space and remodel the kitchen. The request is for 10’ of relief. Neighbors have submitted their support via signed letter. Jim discussed options of moving the building. The property is very sloped in the rear and could create significant issues if built there. He is trying to retain the trees and will minimize impervious coverage. John Smirga, engineer for the project, explained reasons for placement of the garage as requested and the additional expense to move the building back further on the property. He urged maintaining 8 ft from the existing house. Ginnie suggested he consider installing a “green” roof. Peter made the following motion: Mr. Chairman, this property is sloped in the rear yard such that a conforming structure could cause more impact to the environment and property than the proposed solution. The applicant did not create this condition nor will

1 granting this relief affect the character of the neighborhood. I move that we recommend that the Board of  
2 Supervisors support Mr. and Mrs. Stein's Variance request to build a two car garage with a side yard setback of no  
3 less than 10 feet which represents 10 feet of relief with the following condition:

- 4 a. The applicant shall follow all applicable federal, State and Local laws and secure all proper permits prior  
5 to construction of the improvements depicted on the plans.

6 Megann seconded the motion. There was no further discussion. The motion passed unanimously.  
7

8 **2.** Tru-Team Inc. (Adaptive Reuse of Historic Resource) 1422 Paoli Pike (CU). Dr. Tanya Zelenska, Alex  
9 Zelensky and John Smirga, engineer, represented the applicant. Mr. Smirga explained that the property is currently  
10 vacant. The barn will be razed and access from the side road will be closed. They plan to expand the current  
11 building and make it into a medical building with waiting rooms, service area, exam rooms, etc. The increase in  
12 impervious coverage will be about 4,000 SF. The garage will remain and may be used for storage. The area between  
13 the current building and the garage will be a parking lot with 16 parking spaces for 2 doctors, 6 employees and  
14 patients. Access will be via Paoli Pike. The property will have public water and sewer. A landscape plan will  
15 provide buffering between surrounding properties and the drainage basin. The ordinance allows the Board of  
16 Supervisors to waive the need for a Historic Impact Study. Mr. Smirga feels there is no longer a historic significance  
17 – it is merely an old building.

18 Chris commented that the Historical Commission will want to know how the architecture of the old building will be  
19 incorporated into the new addition.

20 Alex Zelensky provided an aerial photo of the property with the buildings colored. Red means the building will be  
21 torn down, blue is existing building and green is new construction. They plan to make the new look as much like the  
22 old as possible so it all flows together.

23 **Public Comments:**

- 24 1. Erich Meyer supports this plan. His family goes to Dr. Zelenska.
- 25 2. Ginnie asked if the inside of the existing building is still original. Dr. Zelenska said they will try to maintain  
26 original aspects of the interior too.
- 27 3. Don commented that the Marydell pumping station may be gone in a few years.
- 28 4. Peter feels that Adaptive Reuse is what this is for.  
29

30 Peter made the following motion: Mr. Chairman, I move that we recommend that the Board of Supervisors  
31 support the Historic Resource Impact Study waiver request of Tru-Team, Inc. conditioned upon the concurrence  
32 of the Historical Commission. Jim seconded the motion. The motion passed unanimously.  
33 The applicant will go to the Historical Commission to present the plan. The Historical Commission is required to  
34 forward a written recommendation to the Planning Commission within 45 days of the submission date.  
35

36 **F. Old Business**

- 37 1. Sign Ordinance – Mark provided a copy of the draft of a sign ordinance from Chadds Ford.  
38

39 **G. New Business**

40 None

41  
42 **H. Liaison Reports**

- 43 1. Municipal Authority – Dan reported that the open house was postponed until the Fall.  
44

45 **G. Any Other Matter - None**

46  
47 **H. Adjournment**

48 Motion to adjourn the meeting was made by Peter and seconded by Dan. The meeting adjourned at 9:30 p.m.  
49

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

51 *Ruth Kiefer, Recording Secretary*