

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
May 4, 2011

The East Goshen Township Planning Commission held their regularly scheduled meeting on May 4, 2011 at the East Goshen Township building. Members present were: Chairman George Martynick, Dan Daley, Megann Hedgecock, Jim McRee, Susan Carty, Al Zuccarello, 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 April 6 were reviewed. Approval will be tabled to the June meeting.
- 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. Ginnie Newlin announced that the Conservancy Board is going to do a planting near the new bridge in Applebrook on May 14, 2011 at 9:00 am. They are renting a hole digger which will make the work easier. They need lots of volunteers.

George commented about “Keep East Goshen Beautiful Day” this Saturday, April 9. He was the only member to show up and he worked along Strasburg Road.

B. Approval of Minutes

The minutes of the April 6, 2011 meeting will be approved at the June meeting.

C. Acknowledge Receipt of New Applications - None

D. Subdivision/Land Development Plans – None

E. Conditional Use and Variances

1. Tru-Team Inc. (Adaptive Reuse of Historic Resource) 1422 Paoli Pike (CU). Dr. Tanya Zelenska was present. Peter suggested that they grant an extension because they haven’t produced enough information. Mark recommended 60 days since there is still no plan. Peter explained to Dr. Zelenska that, when Tru-Team went to the Board of Supervisors’ meeting, they presented a significant addition that the Planning Commission was not told about last month.

Dr. Zelenska said she has to be out of the current facility in August 2012. She wants to be assured that she will meet that deadline. If the addition is only one story, Dr. Zelenska wondered if it would make a difference.

Mark said no and explained the entire process to her. The 60 day extension will give her time to engage an architect and engineer and bring the design back to the Planning Commission. After the Conditional Use process, they have to go through Land Development. For handicap accessibility and because they are a medical facility, they may have to get approval from the state of Pennsylvania. He is not sure how long that process may take. If everything goes smoothly, best case would be approval by the end of 2011 and break ground in January 2012. They also need an attorney.

1 Dr. Zelenska reported that the attorney they hired said he had a conflict of interest after they used him, so, they
2 already spent several thousand dollars. She is not sure this is a good project for her.
3

4 Dr. Zelenska was not sure about giving the extension. Peter explained that she should grant the extension now so
5 she can discuss the situation with her husband and either withdraw the application or proceed with it. She agreed
6 and gave permission for the extension.
7

8 Comments:

9 Dan feels the Historic Resource Impact Study concerns should be revisited.

10 Chris mentioned that the Historical Commission saw the same plan as the Planning Commission and is
11 concerned about how this larger addition would look. They also wanted permission to have access to the historic
12 building to measure and take photos before work would begin.

13 The Commission members reviewed the original sketch plan from last month's meeting. Dan is concerned that
14 when they get to Land Development, there may be issues with boundaries, grading, etc.
15

16 **F. Ordinance Amendments**

17 1. Wireless Communications – This will be continued to next month.

18 2. Sign Ordinance – George feels the current ordinance has enough to handle billboards. LCD signs need to
19 be discussed. Jim doesn't want to proceed if there is no positive effect for the township. George mentioned that
20 the Liberty Bank sign is designed to attract attention and take your eyes off the road. Al spoke to the safety
21 aspect of driving and trying to read these signs.
22

23 **G. Old Business - None**

24 **H. New Business**

25 1. Act 537 Minor Revision, Marydell Pump Station Elimination

26 Dan commented that in Pennoni's letter, it says there is not going to be any additional connections in this area.
27 Mark explained that this is for the change in direction of flow from West Goshen to East Goshen. Jim moved to
28 give authorization to the Chairman to complete Component 4A of the Act 537 Plan and forward to the Authority
29 Engineer for submission to the Department of Environmental Protection pending an opinion from Pennoni.
30 Peter seconded the motion. The motion passed unanimously.
31
32

33 **I. Liaison Reports**

34 1. West Chester Regional Planning Commission – Al reported that they couldn't make a quorum. He feels
35 they will vote to take the remaining \$14,000 in the treasury and donate it to the Chester County Planning
36 Commission to conduct a study of low cost housing. He will present this to the Board of Supervisors for
37 approval. Don feels the BOS will want to be sure the CCPC will accept it and use it for this type of study. He
38 suggested that Al talk to Marty Shane.
39

40 **J. Any Other Matter –**

41 1. Tree Ordinance – Mark said one minor addition needs to be made.

42 2. Parking Ordinance – Mark reported that the County recommends adoption as is. Sue moved to
43 recommend adoption of the Parking Ordinance as amended. Jim seconded the motion. The motion passed
44 unanimously.
45

46 **H. Adjournment**

47 Motion to adjourn the meeting was made by Sue and seconded by Al. The meeting adjourned at 8:45 p.m.
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49

50 Respectfully submitted, _____

51 *Ruth Kiefer, Recording Secretary*
52

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