

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

*The East Goshen Township Planning Commission held their regularly scheduled meeting on July 6, 2011 at the East Goshen Township building. Members present were: Chairman George Martynick, Dan Daley, Jim McRee, Susan Carty, Al Zuccarello, and Peter Mylonas. Also present were Township Manager, Rick Smith, Don McConathy (Supervisor), Erich Meyer (Park & Recreation Board), and Ginnie Newlin (Conservancy Board).*

**WORKSHOP SESSION – 7:00pm**

- A. The minutes of June 1, 2011 were reviewed.
- 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 lead 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. No response.

George announced that there would not be a workshop in July.

**B. Approval of Minutes**

Al moved to approve the minutes of the June 1, 2011 meeting. Jim seconded the motion. The motion passed unanimously.

**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). There were no representatives for the applicant at the meeting. Rick explained that Mark Gordon contacted Dr. Zelenska on June 29, 2011 and on June 30, 2011 sent a copy of the extension form with a request for her to sign it and attend the July 6, 2011 meeting. Since the hearing is scheduled for July 12, 2011 and there has been no response from the applicant, he recommended the Planning Commission make a recommendation to the Board of Supervisors. Sue moved that the Planning Commission recommend that the Board of Supervisors deny the Conditional Use Application of Tru Team, Inc. for the adaptive reuse of the historic resource located at 1422 Paoli Pike, West Chester, PA 19380 for the following reasons:

- 1) Applicant has not provided the Township with the required information supporting the Conditional Use Application to adaptively reuse the current residential use as an office use. Specifically, Applicant has not provided the information required by Section 240-38.8 of the Zoning Ordinance or the information requested in a letter dated May 9, 2011 from the Township's Zoning Officer, Mark A. Gordon to Applicant. A copy of said letter is attached hereto and incorporated herein by reference.
- 2) Applicant has not complied with the outstanding comments in the Township Engineer's review letter dated April 29, 2011, a copy of which is attached hereto and is incorporated herein by reference.
- 3) As referenced in the Township Engineer's review letter dated April 29, 2011, the plan submitted with the Application does not comply with the following sections of the East Goshen Township Zoning Ordinance:
  - a. § 240-31.C(3)(qq)- the proposed parking area encroaches into the required front yard;

- b. §240-33.B(7)- the handicapped space is not 11 feet wide.
  - c. §240-33.C(8)- which requires any parking or off-street loading area of five or more spaces which abuts a lot in a residential district to have an appropriate screen;
  - d. §240-33.C(3)- which requires a minimum of 5% of a parking area to be landscaped;
  - e. §240-33.C(7)- which requires all parking areas for uses other than single family dwellings to be physically separated from any public street by a concrete curb and planting strip of at least 10 feet;
  - f. §240-33.C(9)-which requires parking areas to be illuminated after dusk;
  - g. §240-33.D(1)- which requires an off-street loading space;
  - h. §240-24.E- which requires a refuse storage area.
- 4) Applicant has not proven that its plan complies with the applicable area and bulk requirements for lots in the R-2 District. If Applicant seeks a modification of any of the area and bulk requirements pursuant to Section 240-38.6, it has not identified the modification that it seeks the Board to approve by conditional use.
  - 5) Applicant has not proven the applicable criteria in Section 240-38.7. Namely, Applicant has not demonstrated that the granting of conditional use approval is necessary for the preservation of the historic resource, that the proposal will not be destructive to the integrity of the historic resource and that the proposed modifications will not be out of character with the existing uses in the immediate neighborhood.
  - 6) Applicant has not proven compliance with the standards for conditional use in Section 240-31.C of the Zoning Ordinance. Specifically, it has not demonstrated that the proposed adaptive reuse shall not be detrimental to other property in the vicinity and that the use will not create significant traffic safety hazards or cause serious traffic congestion.

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

## **F. Ordinance Amendments**

1. Tree Ordinance – Rick commented that the Chester County Planning Commission has no further comments. Dan moved that the Planning Commission recommend that the Board of Supervisors approve these Tree Ordinance amendments for adoption. Al seconded the motion. The motion passed unanimously.

2. Wireless Communications – The Commission members reviewed the Final Draft of the amendment. Jim moved that the Planning Commission recommend that the Board of Supervisors approve this amendment to the Wireless Communication Facility Ordinance. Peter seconded the motion. The motion passed unanimously.

3. Sign Ordinance – George asked the Commission members to give him their feelings about signs, what kind, where they want them and don't want them, and any other restrictions.

Rick commented that flashing signs are allowed in C1 which is a small area along West Chester Pike. Mark has provided a proposed definition for flashing signs on page 1.

Open House real estate signs are not allowed, although real estate agents have their open house on Sunday and take the signs down immediately following because they know the township code inspectors aren't working on Sunday. Mark recommends allowing them but they must be removed the same day. Jim commented that an open house can be held on any day of the week.

Dan feels that people will want to switch to an LCD type sign if/when they are allowed. He feels they should be prohibited in certain areas.

Peter wants to be conservative.

George is concerned that flashing signs may be distracting.

Al commented that they are marketing tools, they cost less to run, and he feels a lot of people will change over once it is allowed. When he goes to Lancaster, he does glance at the signs on Route 30 but they haven't distracted him, they are just ugly.

Jim is concerned about the brightness and the change they could make in our community.

Sue mentioned that, in the samples Mark provided, there was a qualifier about a time to turn the sign off or turn down the brightness.

Public Comments:

1. Ginnie mentioned the new sign at the Main Line Garden Center on Paoli Pike. She does not like it and told them. East Goshen Township has been so careful over the years about signs. It would be upsetting if we became like Upper Darby and others that allow all kinds of signs.

Discussion will continue at the next meeting.

**G. Old Business - None**

**H. New Business**

None

**I. Liaison Reports**

None

**J. Any Other Matter –**

1. YMCA Trees – Rick explained that, at the request of the YMCA, the township gave approval for some trees to be removed in the new parking lot for safety reasons. In his June 14, 2011 letter to the YMCA, Mark specifies that they need to replace 70 inches of trees and requests an amended landscape plan from them.
2. Township Code – George reminded the Commission members that there are Webinars scheduled to review code information.
3. Willistown development – Rick reported that the developer is working to get the intersection done because they can't occupy any units until the traffic light is operating.
4. Jim mentioned that the Malvern Redevelopment has notified occupants along a section of King Rd. that they will have to evacuate.

**H. Adjournment**

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

Respectfully submitted, \_\_\_\_\_  
*Ruth Kiefer, Recording Secretary*