

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
September 7, 2011

The East Goshen Township Planning Commission held their regularly scheduled meeting on September 7, 2011 at the East Goshen Township building. Members present were: Chairman George Martynick, Jim McRee, Susan Carty, Al Zuccarello, Peter Mylonas, Megann Hedgecock and Dan Daley. Also present were Mark Gordon, Township Zoning Officer, Don McConathy (Supervisor), Erich Meyer (Park & Recreation Board) and Ginnie Newlin (Conservancy Board).

WORKSHOP SESSION – 7:00pm

- A. The minutes of August 3, 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 may be a workshop in September. This will be decided later in the meeting.

B. Approval of Minutes

Al moved to approve the minutes of the August 3, 2011 meeting. Sue seconded the motion. The motion passed. Dan abstained.

C. Acknowledge Receipt of New Applications - None

D. Subdivision/Land Development Plans – None

E. Conditional Use and Variances

1. New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, 21 Edgewood Rd, (CU). Debra Shulski was the representative for the applicant. She explained what improvements are being planned. They submitted the propagation plans which show no changes. They received a new review letter from the township engineer with comments about notes on the plan which have been corrected.

George asked if the antennas would be larger. Debra explained that they would be slightly larger but not enough to impact the visual that's already there.

Don mentioned that the FCC controls the RFs of the carriers. Does anyone check the other carriers on the tower to be sure they are all in compliance. Mark pointed out that there is a report from Sitesafe, an RF compliance company, and this is the first time the Township has received a report on compliance.

Sue moved that the Planning Commission recommend to the Board of Supervisors that they approve the Conditional Use application for the upgrade of equipment and the addition of antennas to the New Cingular Wireless/AT&T Mobility communication facility on the Aqua PA water tower located on Edgewood Road, TPN: 53-6-152.2U plan dated 7/1/2011, last revised 8/31/11 with the following conditions:

- 1. The applicant shall submit building permit applications prior to installation, to be reviewed and approved by the Township.
- 2. The applicant must install and operate the facility in conformance with all applicable Federal, State, County and Township rules and regulations.

3. The new wireless communication facility shall be installed and operated in conformance with the representations made at the public hearings and meetings at which this application was discussed. Jim seconded the motion. There was no further discussion. The motion passed unanimously. Debra accepted the conditions on behalf of the applicant.

2. QVC, Presentation of Application, 1365 Enterprise Dr. (CU). Representatives for the applicant were: Gregory J. Davis, Attorney with Saul Ewing LLP; Jonathan F. Bosworth, Manager of Corporate Projects for QVC; Robert H. Plucienik, President of Chester Valley Engineers; and Matthew A. Heckendorn, Architect with Hooper Shiles Architects. Greg explained that QVC is in the process of making some significant improvements at this location. Because of some of the changes, they will lose 8 parking spaces, so they are asking to relocate them and make them handicapped accessible. However, 4 of the spaces will be in the front yard. They are not important for code compliance but they are important to QVC. He presented a plan which shows the other businesses in this park that have parking in the front yard.

Jim asked about landscape screening. Bob Plucienik reviewed the landscape plan which included screening from the street. Ginnie commented that she thought the ordinance requires 3 inch diameter for trees. Mark confirmed it is 2 ½" and explained there is no requirement for the applicant to do this, it is voluntary. There is no net increase in impervious and it is not over 50%. Ginnie commented that they should be sure to pick the variety of crab apple tree that stays attractive all summer.

Jon Bosworth explained that the Enterprise Drive location was used for warehouse and storage. Currently the Studio Park in West Goshen is overcrowded so some employees will be moved to this location. These improvements will change it from warehouse to office.

Matt explained that pedestrian lighting is being added to provide the minimum required. The space in front of the building will have pedestrian lighting as well as the sides. Mark suggested that the photometrics be overlaid on the plan. Dan asked if there is adequate parking. Matt commented that there are parking lots that have not been used for several years. Currently there are 811 regular spaces and 62 handicapped spaces. Matt estimated the building to be 350,000 sq. ft.

Peter moved that the Planning Commission recommend to the Board of Supervisors that they approve the Conditional Use application and allow QVC, Inc. to construct the four Handicapped parking spaces in the front yard area of the property as depicted on the plan dated 6/17/2011 located at 1365 Enterprise Drive, TPN; 53-4-162, with the following conditions:

1. The applicant shall revise the conditional use plan to incorporate the information contained on the Grading utilities Erosion and Sedimentation Control Drawings last revised 7/19/2011.

2. The applicant shall submit the landscape plan sheet L-5.2 prepared by Hooper Shiles Architects in support of the Conditional Use plan.

3. The applicant shall install the new parking spaces in conformance with all applicable Federal, State, County and Township rules and regulations.

Jim seconded the motion. Dan made the following amendment to the conditions:

4. The applicant shall overlay the photometrics on the plan.

There was no further discussion. The motion with the amendment passed unanimously. Greg accepted the conditions on behalf of the applicant.

3. Acero Holdings, LLC, 1340 Enterprise Drive (CU). Representing the applicant was Michael Fitzgerald, President & CEO of Acero Precision; Paul E. Lepard, Jr., Director of Operations with Nave Newell; and Brian Nagel, Attorney. Brian gave a summary of the company and Michael Fitzgerald. Mike lives in Willistown, and graduated from Cardinal O'Hara High School and Drexel University. The site at 1340 Enterprise Drive is 75,000 sq. ft., has 150 parking spaces, and was formerly occupied by Men's Wearhouse who had a maximum of 250 employees. Currently, Acero occupies several buildings in Edgemont totaling 30,000 sq. ft.

Michael Fitzgerald gave a review of how he started the company when he was a junior at Drexel. They are in several buildings right now, so being in one building would make their process more efficient. They do precision machining, producing medical implants and parts for Indy race cars. Their larger clients are Agilent Technologies, Life Spine, Boehringer Ingelheim and Penske Racing. He passed around samples of the products they make for these companies. Last year they received ISO certification which is a world class

quality standard to guarantee conformity of quality in products. His customers are surgeons and fortune 500 companies.

Brian showed an aerial view of 1340 Enterprise and reviewed the site plan. Currently there are 70 employees with 50 on the largest shift. The plan shows 100 to allow for growth. No new construction is planned. They will use the existing sign stand. They received a review letter from the township engineer and believe they can address all comments. Screening plantings are planned. Primary focus will be internal fitout. The office area will be about 15,000 sq. ft.

Jim suggested that, as part of the landscape plan, they consider removing some parking spaces and keep them in reserve as green space.

Peter asked about plans for the external façade of the building. Michael feels the building can be attractive. He is not happy with the front facing Enterprise Drive, so some updating will be done. He would like to remove the rollup doors in the front if he has the funds to do that. Mark explained that any outside storage in this corporate park must be screened. The former owner chose solid fencing.

Dan mentioned noise. Michael said they are open 24 hours/day with 2 shifts.

Michael said closing is scheduled for October 31st. He will immediately start the clean out. Twenty employees will be there this winter. The rest will move in next spring. He wants to install a terrazzo floor first to make maintenance easier. The machines will be moved in one at a time.

Peter asked if he had any special power needs. Michael said they do need lots of power. Mark commented that there are no issues with the parking lot lights.

Jim asked about the roof. Michael said everything that is currently on the roof will be removed. They will replace the existing roof and put new air-conditioning equipment on it.

Brian mentioned that some of the comments in the engineer's letter implied that this is new construction. Paul Lepard explained that the loading docks are actually a port, which means they are flat to the ground not raised like a dock. Peter asked about deliveries. Michael reported that they have a weekly service that collects the metal shavings. The shavings are put into 50 gallon drums. Between 10-12 drums are picked up each week. No tractor trailers.

The Planning Commission will hold a workshop on Wednesday, September 21, 2011 at 7 p.m. to discuss Acero's request further.

4. Galik, 41 Sherman Drive (V) – Mark Galik, homeowner, attended Drexel and became an architect. He worked mostly on historic renovations. About 10 years ago, he decided to move out of Philadelphia and bought 41 Sherman Drive. The house is about 275 years old. It started as a log cabin and had several additions. The kitchen is a very small, galley style. Mark hired an architect who does renovations to historic homes. He showed the proposed plan to the Commission.

Peter commented that, in the workshop before the meeting, there seemed to be agreement with the kitchen expansion but not the need for the deck. However, now that he has seen the plan, it shows that Mark is trying to work around the problem with the terrain. Also, the fact that the deck faces open space and doesn't impact the neighbors is good. Mark has letters from some of the neighbors and will have a letter from the homeowners association supporting his plan.

Mark will attend the Historical Commission meeting tomorrow night and give his presentation. Dan advised him to have all plans and schematics in the same format as he goes through the process.

Peter moved that the Planning Commission recommend that the Board of Supervisors support the Zoning Variance request for Mark and Alison Galik at 41 Sherman Drive for 15 feet of relief from the Rear Yard Setback as depicted in the plans drawn by Chester Valley Engineers dated 8/23/2011 and the variance application dated 8/30/2011, with the condition outlined below. The property has unique contours and elevations which create a hardship not created by the applicant and the proposed modifications to the property will not create an adverse impact to the character of the neighborhood.

Condition of Approval:

1. The applicant agrees that the unroofed deck proposed and subject to the relief being granted from the rear yard setback shall not be covered with a roof.

Al seconded the motion. There was no further discussion. The motion passed unanimously. Mark accepted the condition.

F. Ordinance Amendments

1. Sign Ordinance – Mark reported that he was talking with Mr. McFalls about the sign at the Genuardi’s shopping center. The regulations for the current sign go back to 1978. The Board of Supervisors wants the Planning Commission to consider some amendments to allow monument signage. Village Square has one at the traffic light but would like a larger sign. Goshen Village has no sign. Peter voiced concern about signage on vacant stores. Mark will research the 1978 ordinance. Peter would like to invite the owners and tenants of both centers to an informal meeting to discuss signs.

2. No Impact Home Based Business (NIHBB) – Mark reported that this is not back from the County. He will bring it to the workshop.

G. Old Business - None

H. New Business

None

I. Liaison Reports

None

J. Any Other Matter –

1. Jim mentioned that the WAWA has a trash dumpster not behind a fence. Mark will check.

H. Adjournment

There being no further business, a motion to adjourn the meeting was made by Sue and seconded by Al. The meeting adjourned at 9:30 p.m. A Workshop Meeting will be held on Wednesday September 21, 2011 at 7 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary