

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
October 5, 2011

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, October 5, 2011 at the East Goshen Township building. Members present were: Chairman George Martynick, Jim McRee, Susan Carty, Al Zuccarello, Peter Mylonas, Dan Daley and Megann Hedgecock. Also present were Mark Gordon, Township Zoning Officer; Erich Meyer(Park & Recreation Board,) and Ginnie Newlin (Conservancy Board)..

WORKSESSION – 7:00 PM

- A. Minutes of the September 21, 2011 workshop were reviewed.
- B. Various agenda items were reviewed.

FORMAL SESSION – 7:30 PM

A. Pledge of Allegiance & Announcements

George called the meeting to order at 7:30 pm and led 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 mentioned that the audio from the members' microphones sometimes contains odd noises.

George announced that there will be a workshop on Wednesday, October 19, 2011 at 7:00 pm.

B. Approval of Minutes

Jim moved to approve the minutes of the September 21, 2011 meeting. Peter seconded the motion. The motion passed. Megann abstained.

C. Acknowledge Receipt of New Applications – George acknowledged receipt of an application from QVC Network, Inc., 1365 Enterprise Dr, West Chester, PA 19380 (ZHB).

D. Subdivision/Land Development Plans – None

E. Conditional Use and Variances

1. Acero Holdings, LLC, 1340 Enterprise Drive (CU). The applicant was represented by Paul Leopard, from Nave Newell, and Brian Nagel, Attorney. Brian commented that the few minor issues have been addressed. He pointed out that lighting is now on the plan. The parking spaces in the front of the building never had pole lighting. The applicant will guarantee that this area will not be used for regular parking. Paul mentioned that there are 2 wall packs of lights in this area and are obscured by overgrown landscaping. There was discussion of the wording for condition #1 in the draft motion because it refers to the lighting and paving condition of the parking lot. Brian commented that the lighting is part of the existing condition and to require an upgrade at this point would be a significant expense. Peter feels the Commission should defer to the expertise of the township engineer. He feels 2 years is a reasonable time to add to the condition for work to be done. Dan has no problem with the information the Commission received. It is an existing condition and the township has not received complaints. Al moved that the Commission recommend to the Board of Supervisors that they approve the Conditional Use application for Acero Precision for the Manufacturing Facility use as outlined in §240-21.C.9 and §240-31 of the Township Zoning Ordinance and as depicted on the Conditional Use plan dated 9/6/2011 last revised 9/14/2011 for the property located at 1340 Enterprise Drive, TPN; 53-4-168 and 53-4-169, with the following conditions:

- 1. The applicant agrees to address the parking lot lighting issues identified by performing any maintenance and lighting improvements possible to the existing infrastructure in order to ensure the best functionality of the

existing parking lot lighting system during the renovation of the building and within one year of occupancy of the building.

2. The applicant agrees to address the stormwater management issues identified in comment #11 of the Township engineer's review letter dated September 27, 2011, during the renovation of the building and no later than 1 year from occupancy with adequate parking lot striping provided prior to occupancy.
 3. The applicant agrees to remove all the fencing that traverses the parking lot area and to perform the deferred landscape maintenance to the entire facility upon their purchase of the property and prior to the issuance of a final Use and Occupancy certificate and within one year of occupancy.
 4. The Manufacturing use shall be operated in conformance with all applicable Federal, State, County and Township rules and regulations, and the testimony provided during the Conditional Use process.
- Megann seconded the motion.

Public Comments: Ginnie suggested to the applicant that they could put in raised beds or rain gardens in the supplemental parking area in front of the building, so they won't need to tear out the paving that is starting to break up.

There was no further discussion. A vote was taken. The motion passed 6 to 1, with Peter voting no.

G. Old Business

1. Sign Ordinance - Mark will contact the owners of the 2 shopping centers to select a time for an informal meeting with them, and will notify Planning Commission members to see who could attend. Mark will contact the township solicitor for input.

H. New Business

None

I. Liaison Reports

1. Willistown – Megann reported that the traffic signals are installed at the intersection of Line Road and Paoli Pike.

J. Any Other Matter –

None

H. Adjournment

There being no further business, a motion to adjourn the meeting was made by Sue and seconded by Jim. The meeting adjourned at 9:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary