

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
November 2, 2011

The East Goshen Township Planning Commission held their regularly scheduled meeting on Wednesday, November 2, 2011 at the East Goshen Township building. Members present were: Vice Chairman Susan Carty, Jim McRee, Peter Mylonas, Dan Daley and Megann Hedgecock. Also present was Mark Gordon, Township Zoning Officer; Don McConathy, Supervisor; Erich Meyer, Park & Recreation Board; and Joan Brewer, Resident.

A. Pledge of Allegiance & Announcements

Susan called the meeting to order at 7:00 pm and led the Pledge of Allegiance. There was a moment of silence to remember our armed forces.

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

B. Approval of Minutes

The Vice Chairman noted that the minutes of the October 19, 2011 meeting were approved as corrected.

C. Ordinance Amendments

1. Zoning Ordinance – Supervisor Marty Shane suggested to Mark Gordon that the Planning Commission conduct a review of the Zoning Ordinance. It was decided that a different section of the Ordinance will be discussed at each meeting. The Commission members will review the section before the meeting. The result of these reviews will be forwarded to the Board of Supervisors on a quarterly basis to coincide with codification. Mark will take care of Article 1 and definitions. The Commission will review Article 2, sections 240-7 to 240-12 for the next meeting. The first submission will be in March 2012. The conversation for the review will be at the end of each meeting. Mark will email the latest update of the ordinance to the Commission members. He will prepare an outline of the process and give it to the Board of Supervisors.

D. Old Business

1. Sign Ordinance - Mark reported that the meeting with the owners of the 2 shopping centers went well and he expects them to bring back a proposal for signs at their shopping centers. The businesses on Route 3 are mostly a multi-use building on a lot. If the township prohibits flashing signs in this district, the township solicitor feels a traffic study would have to be done to support the prohibition of these signs along West Chester Pike. Mark will check to see if there are any studies already done that could be used as a reference. Dan commented that Willistown and Uwchlan prohibit flashing signs. Real Estate open house signs are allowed as long as they are removed after the open house. Jim suggested that the real estate signs be allowed the day before the open house with removal immediately after the open house.

Public Comment: Mrs. Brewer asked if each municipality has its own sign ordinance. Mark explained that each one has its own ordinance and neighboring townships have no authority over another township's signs. Mrs. Brewer commented that she doesn't like the small signs that are stapled to phone poles, etc. Jim suggested that a newsletter article be done about offending signs like these.

2. Maximum Height of Apartment Buildings – Mark explained that Windemere, Oxford, and Rose Hill Condos have 3 story buildings with a peaked roof and average 42 feet high. The height of a building is measured differently for a peak or flat roof. After discussion about the definition of what constitutes a story, the Commission recommended the following wording for the ordinance: The Maximum height of apartment buildings shall be 45 feet. Buildings shall not exceed more than three stories.

3. Winter Newsletter – Mark submitted the article for the Winter Newsletter.

E. New Business

None

F. Liaison Reports

None

J. Any Other Matter

None

H. Adjournment

There being no further business, a motion to adjourn the meeting was made by Dan and seconded by Megann. The meeting adjourned at 8:30 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary