

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
December 7, 2011

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, December 7, 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 and Erich Meyer(Park & Recreation Board,).

WORKSESSION – 7:00 PM

- A. Minutes of the November 2, 2011 meeting 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. There was no response

George announced that there will not be a workshop in December.

B. Approval of Minutes

The Chairman noted that the minutes of November 2, 2011 were approved.

C. Acknowledge Receipt of New Applications – None

D. Subdivision/Land Development Plans – None

E. Conditional Use and Variances - None

G. Old Business

1. Zoning Ordinance - The Commission members started their review of the Township Zoning Ordinance with Article II, Residential Districts. Items discussed:
 - a. Wind generation in R3 & R4 but not R2
 - b. How is the number of households per acre for the different R zones set.
 - c. Maximum height is currently 3 stories and 30 feet. There has been discussion about changing the height for apartments to 45 feet. A single family dwelling can have 3 stories above ground level without an elevator. Apartments need elevators.
 - d. Geothermal energy requires drilling a well but currently the well is not considered a structure since it is underground. Closed loops can't be used because the lots aren't big enough. The township requires a permit for geothermal systems because the system inside the house has to be replaced.
 - e. Mineral rights fall under the jurisdiction of the State and Federal government.
 - f. Animal husbandry is shown on page8, B2 as conditional use but also on page 9, E12 as an accessory use. Mark read the definition of animal husbandry from the code and commented that a kennel is defined separately and allowed in C1. The Commission members agree that Animal Husbandry should be where it can be regulated – a conditional use.
 - g. Temporary structure or use, example Wiggins's Christmas tree stand, etc.
 - h. With townships side by side (East & West Goshen) even landscaping requirements can conflict (example – buffer between proposed Traditions and Goshen Fire Co.). Commission members should look for other potential conflicts.
 - i. Page 9, C-12 – private primary school and church or place of worship was added when Ss. Peter and Paul built their school.

- j. Solar fields in R zones – PA is debating if it is impervious or not. Some municipalities are limiting the use. Mark commented that it may have to be redefined.
 - k. If someone wants to know what options apply to their property, it is best for them to contact the township staff. Mark noted that only Sorrell Hill was done with single family open space.
2. Sign Ordinance – This was tabled until the January meeting.

H. New Business

- 1. Mark presented a plaque to the Commission from the Chester County 2020 Master Planner Program for completion of planning courses by the Commission members.
- 2. Elections for 2012. Peter nominated Sue for Chairman. George seconded the nomination. All agreed. The nomination passed. Al nominated Dan for Vice Chairman. George seconded the nomination. All agreed. The nomination passed.
- 3. Goals for 2012 – Main goal is to continue the review of the zoning ordinance.
- 4. George reminded the Commission members to submit the amount of volunteer hours they give as a Commission member.

I. Liaison Reports - None

J. Any Other Matter – None

- 1. Mark announced that Malvern Institute will be holding a meeting at the Township Building tomorrow night December 8, 2011 to meet with residents and discuss their planned expansion.

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 8:45 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary