

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**January 4, 2012**

*The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, January 4, 2012 at the East Goshen Township building. Members present were: Chairman Susan Carty, George Martynick, Jim McRee, Al Zuccarello, Peter Mylonas, Dan Daley and Megann Hedgecock. Also present were Mark Gordon, Township Zoning Office; Charles Proctor, Board of Supervisor; Ginnie Newlin, Conservancy Board; and Erich Meyer.*

**WORKSESSION – 7:00 PM**

- A. Peter attended the Worksession to submit his letter of resignation from the Planning Commission. He has been appointed to the Zoning Hearing Board. Sue thanked him for his years of service to the Commission and the community.
- B. Minutes of the December 7, 2011 meeting were reviewed.
- C. The Goals were reviewed. Sue will present the goals at the January 7, 2012 meeting and George will present the accomplishments.
- D. Sue spoke with William Stevens of Chester County 2020. She would like to have him come to a meeting to discuss county issues. 2020 is working on a program designed to bring an instructor to the student. They are also developing a Master Planner II course which focuses on zoning. Sue would like to find someone to come to a meeting who has a futuristic approach to planning far in the future.
- E. Dan has signed up for his first Master Planner course.
- F. Mark mentioned that as a result of the recent meeting Malvern Institute had with neighbors, they are having another meeting on January 17, 2012. The CEO wants to resolve the issues that were raised.

**FORMAL SESSION – 7:30 PM**

**A. Pledge of Allegiance & Announcements**

Sue 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.

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

Sue announced that there will not be a workshop in January.

Sue announced that Megann and Dan were reappointed to the Planning Commission, Peter was appointed to the Zoning Hearing Board, Al was appointed to the Community Development Commission, and Chuck Proctor will be the Planning Commission liaison from the Board of Supervisors.

Any non-agenda comments – Ginnie congratulated the Planning Commission on the excellent job they did last year.

**B. Approval of Minutes**

The Chairman noted that the minutes of December 7, 2011 were approved.

**C. Acknowledge Receipt of New Applications**

1. AT&T Mobility, 1606 E Strasburg Rd (ZV) – Debra A. Shulski, Esq. represented the applicant. They are requesting a dimensional variance for an additional equipment cabinet. It will be placed on the existing pad and there will be no change to the existing tower.

George moved to recommend that the Board of Supervisors support the AT&T Mobility Zoning Variance Application for the proposed modification to their Wireless Communication Facility. The applicant proposes to add one additional equipment box to the existing concrete equipment pad in accordance with the application and plan dated 12/9/11, last revised 12/15/11 with the following condition:

- 1. The applicant shall follow all applicable federal, state and local laws and secure all proper permits prior to construction of the improvements depicted on the plans.

Jim seconded the motion. The motion passed unanimously.

**D. Subdivision/Land Development Plans – None**

## E. Conditional Use and Variances - None

## G. Old Business

1. Zoning Ordinance – For Article II, Mark will take his notes and combine them with the minutes of December 7, 2011 for a review by the Commission.

The Commission members started their review of the township ordinance.

a. Height of apartment buildings vs office buildings in commercial districts. George started the discussion about raising the height to 45 feet. Mark said apartments are permitted in a commercial district but height wouldn't apply to office buildings since they prefer a flat roof. Apartments and condominiums want a peaked roof to look more like a home. With higher than 3 stories, you need to consider fire equipment and elevator requirements. Al suggested that a building can only be 3 stories with a maximum height of 45 feet. Jim made a motion to amend 240-29 to a maximum height of 45 feet and buildings shall not exceed 3 stories. Al seconded the motion. The motion passed unanimously.

b. 240-14 C-1 – Sue suggested under B, 4, b add “paraphernalia” and define it.

c. Sue asked if under permitted or conditional use, is there a listing for profit or non-profit. Chuck explained that the issue is tax exempt, i.e., the Leadership Charter School. The township cannot use loss of taxes to deny a use.

c. B-6 – Regarding US Postal office, Dan pointed out that this does not allow for sale of goods on-site. However, the post office does sell packaging products. He feels this should be deleted.

d. B- 13 – Outdoor seasonal sales. Dan feels this is a duplicate. The use is permitted by right in 2004. Strike it from conditional use.

e. E – Accessory Uses – Sue asked if there are things not allowed in a garage. Chuck responded the hazardous items as defined by EPA are not allowed but things “off the shelf” are okay. As an example of a temporary structure, Mark used the construction trailer for the YMCA. He does give a time limit for the temporary use but it also depends on the situation.

f. Page 5 – C-2 Local Convenience Commercial District – The intent for this section is a small shopping center with pedestrian access is permitted.

g. Page 6, B-3 Standard Restaurant (which may include occasional take-out service). Dan feels the Chinese restaurant and Athena's is more than “occasional” take out. There is no allowance for a business that just does take-out in C-2. It may need to be changed to allow a business such as Capriotti's. Also, no drive-thru is allowed in C-2 but there is the old Citadel Bank location with a drive-thru. Mark explained that banks are exempt.

h. Mark suggested allowing solar and wind energy in commercial areas. Dan is not sure about wind towers for an alternative energy source. Al feels there are new generators that are solar powered and much quieter.

i. 240-16, C-4, B,1 – Dan asked about personal services. Mark explained that this is the only use that is approved by the zoning officer.

Public Comment – Ginnie mentioned that a few years ago she was by the boardwalk in the historic area and a woman from Bellingham wanted to walk to the shopping center but there was no way to walk there. The Township should look at sidewalks again.

Ginnie asked if anyone is looking at the latest “green” ordinances to see what could be incorporated into our township code. Sue wants to invite a speaker to look at what to anticipate in the future. Dan will get a copy of an ordinance that contains a “green” code.

2. Sign Ordinance – This was tabled until the February meeting.

## H. New Business

## I. Liaison Reports

1. Board of Supervisors – Chuck reported that the Board of Supervisors is taking steps to dissolve the Park & Recreation Board and will consider setting up a new committee by the end of Spring. They also approved an alarm system for the Plank House and Blacksmith Shop.

**J. Any Other Matter**

1. Mark will be conducting the East Goshen Township Neighborhood University on January 19 & 26 from 7 to 9 pm. It will provide an overview of the structure of the township.
2. The following will serve as liaisons:
  - a. Al to the West Chester Regional Planning Commission and the Community Development Commission
  - b. Jim to the Board of Supervisors and Deer Committee
  - c. Dan to the Conservancy Board
  - d. George to the Municipal Authority
  - e. Sue and Megann – Historical Commission
  - f. Sue will also cover the Board of Supervisors

**H. Adjournment**

There being no further business, a motion to adjourn the meeting was made by Al and seconded by Dan. The meeting adjourned at 9:40 p.m.

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