

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**March 7, 2012**

*The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, March 7, 2012 at the East Goshen Township building. Members present were: Chairman Susan Carty, George Martynick, Dan Daley and Megann Hedgecock. Also present were Mark Gordon, Township Zoning Office; Monica Close, Historical Commission; Ginnie Newlin, Conservancy Board; and Erich Meyer.*

**WORKSESSION – 7:00 PM**

- A. Minutes of the February 1, 2012 meeting were reviewed.
- B. Mark announced that “texting” while driving in Pennsylvania has been banned starting tomorrow. The Malvern Institute has scheduled another meeting with the neighbors. YMCA submitted a permit to put a new, LED sign on Airport Road and an additional LED sign on Paoli Pike. He will write them a letter. Cornwallis/Wineberry connection road – Mr. Angelini purchased a 3<sup>rd</sup> property with the intention of subdividing and putting a new road through to connect Cornwallis and Wineberry.
- C. Mark reported that the cutoff for the Vision Partnership Grant was missed. They will try again in July.

**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 March.

Any non-agenda comments – Ginnie Newlin reported that a seminar was held at the Ridley Creek State Park today. The topics were preserving park areas, restoring meadows, planting and caring for trees. She was very pleased that five members of the East Goshen Township staff attended.

**B. Approval of Minutes**

The Chairman noted that the minutes of February 1, 2012 were approved.

**C. Acknowledge Receipt of New Applications**

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

**E. Conditional Use and Variances – 1303 West Chester Pike**

Brian Nagle, Esquire, was present along with Jason Morgera, owner of Camp Canine LLC and Jeff Laufer, architect. Brian explained that a formal plan has been submitted. A traffic study was submitted with the application and shows no concerns. The Township requires 18 parking spaces and they are including 20. Jeff reviewed the plan for the Commission. There are 8 parking spaces in the front, 4 in the rear and an additional 2 in the back by the tree. On the west side of the building, the asphalt is 20 feet wide and there are 6 parking spaces. The existing handicapped space will be 9 feet wide with extra space for access to a van.

Questions/comments from Commission Members:

Dan – asked if the lighting in the back is adequate for the 2 additional spaces. Jeff will measure the light in that area.

Dan – asked about the width of the access lane on the east side of the building. Jeff said it is 12 feet from the face of the building to the curb. He feels the curb sits on the property line.

Dan – asked about the width from the front of the building to the island. Jeff said it is 36 feet, 9.5 inches from the walkway to the curb at the island. Dan suggested that the spaces in front could be turned straight instead of angled. This would make it possible for someone, who has gone around the building, to pull into

an empty space instead of going onto Route 3 and making a “U” turn to come back. Jeff does not think there is enough room. Mark mentioned that a 30° angled space must be 10 feet wide. The current spaces are 9 feet wide. Mark feels the angled parking is best.

Megann – suggested that the traffic flow be changed to go across the front, then up the west side and around the building. Brian pointed out that you can’t have traffic coming in and out at the same entrance on Route 3. Sue – asked if there is enough space for the people who parallel park on the west side to walk with their dog. Mark feels that there is enough space.

Jason mentioned that there will be employees at the rear of the building to bring dogs in if there is a severe congestion problem. This would only be for those who signed up in advance. Those who come to sign up at the facility must come in the front.

Mark suggested that the handicapped space be located at the opposite end of the front spaces. Jeff pointed out that the west side would be better because the walkway has a ramp at that end. Mark and Jeff will meet at the site to review the parking spaces.

Mark mentioned that he is waiting for the Township’s traffic study. The one provided does not address the flow of traffic around the building. Brian asked Mark to provide him with a copy of the Township’s report so he can work with Mark on the traffic flow around the building.

Brian distributed information sheets about flooring products, fencing, canopy and trash cans. The trash will be picked up once per week. They will start with 3 - 96 gallon containers. Jason passed around a sample of the floor covering which should last 10 years and will be used inside and outside.

Brian distributed renderings of the proposed signs. Dan asked about grooming. Jason explained that some dogs will come during the day just for grooming, probably between 10:30 am and 4:00 pm. There are 3 grooming tables.

Sue asked about exiting the building in an emergency. Jason will have boxes installed that the fire company, which is behind the store, will have access to when he is not there.

Sue reviewed what is needed on the plan for the next meeting:

1. Dimensions
2. Corrected size and number of parking spaces
3. Lighting
4. Width of the driveway on the east side of the building
5. Would it be acceptable to Jason to indicate on the plan that at sometime in the future he may

put pervious paving in the rear, grassy area. Mark mentioned that they should leave a 20 foot buffer at the property line with no parking. Brian asked if this would require additional storm water management. Mark said no, as long as pervious pavers are used.

Public Comments:

Ginnie asked what will make it a paradise for paws. Jason answered that the dogs will be engaged in many social activities. This facility is double the size of most existing facilities.

The next regular meeting will be Wednesday April 4, 2012. The Conditional Use Hearing will be Tuesday, April 17, 2012.

## **G. Old Business**

1. Village Square Signage - Ed McFalls of Hersheys Mill Commercial Holdings LLC, provided copies of the proposed new sign at the entrance to the Village Square Shopping Center. It is similar to the sign at Fairfield, it will be interior lit, and Giant, which bought Genuardis from Safeway, will be the anchor store. He would also like to install a smaller sign, which would also be illuminated, on Boot Road at Clover Lane. This is before the incline in the road so people will know the shopping center is ahead. Mark suggested that Ed put stakes with orange ribbons where he is proposing to put this sign. The ordinance has be to checked to see how many signs are allowed per road frontage

**H. New Business** - None

**I. Liaison Reports** - None

**J. Any Other Matter** - None

**H. Adjournment**

There being no further business, a motion to adjourn the meeting was made by George and seconded by Dan. The meeting adjourned at 9:15 p.m.

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