

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**April 18, 2012**

*The East Goshen Township Planning Commission held a regularly scheduled workshop meeting on Wednesday, April 18, 2012 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, George Martynick, Dan Daley, Jim McRee, Adam Knox and Nathan Cline. Also present were Mark Gordon, Township Zoning Officer and Ed McFalls, representing Village Square Shopping Center.*

**A. Pledge of Allegiance & Announcements**

Sue 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.

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

**B. Ordinance Review**

1. Sign Ordinance Discussion

Mark mentioned that the Board of Supervisors passed a resolution to give the Planning Commission time to review the sign ordinance. They have until September 2012.

There are 2 commercial shopping centers in East Goshen –

1) Village Square in R1 is governed under C2 and allowed one 32 sq. ft. sign at the primary entrance. The secondary entrance is owned by Wellington.

2) Goshen Village, as a condition under their original agreement, no signs are allowed. Mark feels this center has not been successful because it is not visible. They would have to go to the Zoning Hearing Board to get a change.

Page 10, P (b) – Adam feels with a primary sign at the entrance, a secondary sign could be allowed at a certain distance from the entrance. Nathan commented that since Goshen Village is on a corner, they could have 2 primary and 2 secondary signs.

Sue doesn't think the small town centers will survive over the next 10 years, unless they focus on a theme.

Jim suggested that a real estate open house sign be allowed 2 days before the open house and pick up immediately after the open house.

Sue asked about sound emitting signs. They are not permitted and the only ones Mark knows of are PennDOT signs.

Village Square discussion:

Ed McFalls mentioned that the anchor tenants, Giant and Rite Aid, like the increased size of the proposed sign. He would like to put a secondary sign, similar to the current sign, at the point on Boot Road where the turn-in lane begins. If the proposal for the new, larger sign meets the parameters, he would appreciate approval.

Dan, regarding the secondary sign, feels that people who go by on a regular basis will see the main sign. He feels a sign at the Wellington entrance makes more sense.

Sue agreed with Dan and that is why she would like to have a distance requirement between the signs. She suggested that the Commission members try to visualize what they want East Goshen to look like 10 years from now.

George suggested a small arrow sign saying "Shopping Center Ahead".

Sue feels that the increased primary sign will be large enough, so a secondary sign will not be necessary.

Mark mentioned that the YMCA would like to put a larger sign at the entrance on Airport Road and a secondary sign on Paoli Pike.

2. Zoning Ordinance, Article IV Discussion

Industrial Parks – Page 2, line 43 – parking in the front yard. Mark mentioned that Tecniplast redid their parking lot to meet the ordinance requirements but kept the remaining space in reserve. Also, QVC wanted to put handicapped spaces close to the door, so some of the parking area was in the front yard. Mark commented that the Commission can increase this to 60% impervious to provide for additional parking. An example of residential in Industrial is the Hicks property.

Page 3, line 16 - Jim raised the subject of keeping of animals and animal husbandry. There was discussion of these terms and when they are used. Jim mentioned that bee hives are listed under animal husbandry. A hive can hold 10,000 to 60,000 bees. He feels bees should be removed from Animal Husbandry, limit the number of hives per acre and the distance from the property line. Hives need to face the southeast and bees use 20 feet of space to fly into the hive. Jim also mentioned that this could be a home business. Jim will look at other ordinances for examples.

Temporary Use - Jim suggested that the temporary use should be limited to 1 year but may be renewed for 2 years.

Page 3, line 18 – Dan pointed out that a daycare is permitted as an accessory use and also as a conditional use if there are more than 6 children.

The I2 and BP only mentions solar, not wind. Solar wind generated systems are an accessory use and has to be accessory to the primary use.

**C. Any Other Matter**

Mark mentioned that the Goshen Friends School wants to purchase the residence at the corner of Rt. 352 and Boot Road but the structure doesn't meet school setbacks. Jim feels it would be a self-imposed hardship if they purchase it aware of the restrictions.

At the May meeting, Mark mentioned that Mars and Goshen Meadows will be discussed. Goshen Meadows wants to build 5 buildings with 12 units in each one and put 5 units in the Smith house.

**D. Adjournment**

There being no further business, a motion to adjourn the meeting was made by George and seconded by Dan. The meeting adjourned at 9:45 p.m.

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