

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 6, 2012

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, June 6, 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, Nathan Cline and Al Zuccarello. Also present were Mark Gordon, Township Zoning Officer; Erich Meyer, Park & Recreation Commission; Monica Close, Historical Commission; and Ginnie Newlin, Conservancy Board.

A. WORKSESSION – 7:00 PM

1. Mark Gordon mentioned that Goshen Meadows is still working on responses to the Engineers comments. They are waiting for the Historic Resource Impact Study which will go to the Historical Commission for their meeting on Thursday, June 21, 2012. The hearing scheduled for June 19, 2012 may be postponed. They will not be at the meeting tonight.
Mars will not be present at the meeting tonight.
The Landrillo and Renzi requests were approved with conditions.
2. The minutes for the May meeting were reviewed and corrected.

B. FORMAL SESSION – 7:30 PM

1. 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. Mark mentioned that 68 years ago today the Allied Forces stormed the shores of Normandy France

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

Any non-agenda items – Ginnie Newlin commented that the minutes from the May meeting don't include her request for the Conservancy Board to be consulted about the trees on the Smith property. Sue noted that that change will be made.

2. **Minutes** – Sue noted that the minutes of May 2, 2012 were approved as corrected.

3. Land Development Plans

- A. SNC Lavilin/Mars Drinks/1301 Wilson Drive (D) – No representatives were present.
Sue gave a summary of what Mars wants to do. Mark mentioned that their engineer told him that the class size will be about 25 people. So, minimal parking will be needed.
Adam mentioned the outdoor parking of trailers on the property. He noticed that there are lots of trailers in the parking lot. Mark explained that this will stop when Mars Electronics moves out of the building and they will have more space inside the building for storage.
Mark was asked if he has received any complaints. He reported that they use nitrogen to freeze dry and preserve the coffee beans. Deliveries were very noisy but they now have a nitrogen generator on site. Their delivery times are also 7 am to 10 pm.

4. Conditional Uses and Variances

- A. Goshen Meadows Investors/1325 West Chester Pike (CU) – There were no representatives at the meeting.
Public Comment:
Michael Lehmicke, 4 Reservoir Rd – Mike mentioned that he will be requesting that Goshen Meadows put up a privacy fence for his property. He is more concerned with people cutting through his property.

5. Old Business

A. Community Day – Sue reminded everyone about the Township Community Day on Saturday June 23, 2012 starting at 5:00 pm. She asked for volunteers to be at the ABC tent.

6. New Business

A. 1313 West Chester Pike/Contractor’s Establishment – Michael McCullough, owner and President of County Action Restoration, Inc., is considering purchasing this property. He explained that his company does water, mold and fire restoration. He would like to use the property for his business office, with a staff of 3 part-time employees, which he will put on the 2nd floor. He has 7 fulltime operational employees and their equipment and vehicles will be stored here. The majority of his work is done at the site that is being restored. If there is an urgent need in the area, i.e. a large storm with flooding, he will rent equipment but there is no daily rental or retail. He wants a visual presence on West Chester Pike so people will know his company is in the area. He is looking at this as a long-term project to be there 20 years. Improvements will be mostly cosmetic.

Comments:

Sue asked what happens to the water that is extracted at a site. Mike explained that Westtown permits him to discharge 200 gallons per day of waste water via a trap into their sewer. He provided MSDS sheets to Westtown. Most of the water is released at the site where the restoration is being done. He does not clean up chemical spills.

Mark explained that currently the ordinance does not allow warehousing in the C1 district.

There was discussion as to whether the Commission should look at this as an opportunity to change the ordinance to cover this use or as a Conditional Use application.

Mark will have something for the Commission to review next month.

7. Sign Ordinances

A. Sign Ordinance Amendment – The Board of Supervisors reviewed the amendment proposal and their suggestions are highlighted. Open House Signs were discussed but no changes were made. Mark will make a few corrections and send it back to the Board of Supervisors.

B. Billboards – Mark gave a history of the data that was collected to justify why changes are being made. Dan is concerned about the impact billboards will have on the homes along Rt. 202. Mark explained that some of this land is deed restricted. Nate questioned the 75 sq. ft. billboards along West Chester Pike. This is not a large billboard. Mark explained that based on volume of traffic, speed limits and distance between traffic signs, it was determined that people will be able to see this size billboard. Grading was discussed. Mark will check with the Township Solicitor to see how this effects billboards. Sue would like wording that billboards can’t be visible from residential areas.

8. Bees – Sue thanked Jim for all of the research he did and the knowledge he passed on to everyone about beekeeping. The Planning Commission agreed with Rick Smith’s suggestion to remove reference to bees from the definition of animal husbandry.

C. ADJOURNMENT

There being no further business, a motion to adjourn the meeting was made by George and seconded by Dan. The meeting adjourned at 9:30 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary