

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
July 11, 2012

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, July 11, 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 Al Zuccarello. Also present were Mark Gordon, Township Zoning Officer; Jon Altshul, Township CFO; Charles Proctor, Township Supervisor; and Erich Meyer, Park & Recreation Commission.

A. WORKSESSION – 7:00 PM

1. **New Kent** – Neal Fisher, representative for the Hankin Group, presented a sketch plan showing the location of the proposed new apartment building at the entrance from Rt. 352. They want to add 12 new units, reconfigure the tennis courts, and possibly upgrade some existing apartments. George pointed out that safety and traffic flow were concerns during the last plan process.
2. The minutes for the June 6 meeting were reviewed and corrected.
3. Jon Altshul, Township CFO, explained that he sent budget information to all ABCs except the Planning Commission. However, he asked everyone to think of any expenditures (training, etc.) for 2013 and let him know in the next month. Mark mentioned that he is working on a list of costs that will be involved with Ordinance changes the Commission may make.
4. Sue reminded the Commission members that someone needs to write an article for the fall newsletter.

B. FORMAL SESSION – 7:30 PM

1. Sue called the meeting to order at 7:30 pm and Dan 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.

2. **Minutes** – Sue noted that the minutes of June 6, 2012 were approved as corrected. The minutes for the June 20 workshop will be reviewed at the next meeting that will focus on the Ordinance.

3. Land Development Plans

A. SNC Lavilin/Mars Drinks/1301 Wilson Drive (D) – Representatives present were: Erwan de Saint Mars, Supply Manager US; Jonathan Zangwill, Engineering Manager; and Andrew Eberwein. Erwan commented that the technical issues were reviewed and the plans revised. Approval was received from the Chester Co. Conservation District. The existing footprint of the building will not change. The headquarters for Mars Drinks is being moved to West Chester. The building will hold a sales academy to educate associates, which will include a sample office to show how Mars Drinks fits into an office environment. The front parking lot will be removed and become grass. A walking trail around the property will be added. The timeframe for completion is mid-2014. The work will be done in phases so they can continue to run the operation. MEI is moving to Great Valley. He verified that the maximum number of trainees at a time will be 25. Mark mentioned that the work in the building will be done via building permits. He also commented that at the Commission's August meeting they should make a recommendation to the Board of Supervisors.

4. Conditional Uses and Variances

A. Goshen Meadows Investors/1325 West Chester Pike (CU) – Representatives at the meeting were: Dennis O’Neill and Mark Thompson. Dennis reported that 2 engineering review letters were received and they made a presentation at the Historical Commission meeting.

Parking/Traffic issues: Twelve parking spaces were removed from the front and side of the historic building and put behind it. The boxes with “x’s” in them are spaces to be used for turnaround. They added one turnaround space in the east parking lot. The main entrance driveway will be widened. The emergency access from West Chester Pike will be made to driving standards but will not be paved. Fire service water lines will be provided from West Chester Pike. They will meet with PennDOT next week to review the traffic study.

They may install a walking path with a dog area.

There is no definition of a wooded lot in the ordinance, so the requirement to only remove 20% of the trees doesn’t apply. Most of the trees in the new area are very mature and not in good health. When the trees are removed, they plan to landscape around the historic building and fill in throughout the site.

Susan asked about the timing of the development in reference to the Smith House. She is concerned that the work on the Smith House may not be done. Dennis acknowledged that the historic building needs work done soon. He will agree to wording requiring that the historic home be done earlier. Mark Thompson stated that the historic building will be done concurrent with the new buildings. He plans to build all at the same time, not one at a time.

Public Comment:

Steve DiAntonio, 8 Reservoir Rd – He is concerned about the impact lights from the parking lot will have on his house. Also, he is concerned about people walking through his property. He requested that a privacy fence be constructed at the end of the buffer zone.

Karen Lehmicke, 4 Reservoir Rd – She asked about the existing trees and the gap in them. Dennis explained that the ordinance requires certain sizes and a mixture of types of trees. They will add understory in the area of the existing trees. Mark Gordon commented that the applicant will post a bond with the township to make sure that they provide everything according to the development plan. The Conservancy Board will review the Landscape Plan and may walk the site, so the residents can join that walk.

Adam asked Steve if he would be willing to share in the cost of a privacy fence. Steve said no.

Steve mentioned that people are walking on his property now and several weeks ago a man came onto his porch and approached his grandchildren. He was advised to contact the police.

Susan commented that, through these meetings, the applicant is made aware of the concerns of the residents.

Jim pointed out that the reservoir is an attraction. He suggested that a condition be made that, if the buffer doesn’t stop people from walking through, then a fence could be installed.

Mark explained that the next step in the process is for the Planning Commission to make a recommendation to the Board of Supervisors. Then Goshen Meadows will present a Land Development Plan, which will have a lot more detail.

Dan made the following motion: Madame Chairman, I move that we recommend that the Board of Supervisors approve the conditional use application for the Planned Apartment Community submitted by Goshen Meadows L.P. for the Smith property located at 1325 West Chester Pike. The Planned Apartment Community will substantially conform to the Conditional Use sketch plans dated February 24, 2012 last revised July, 2, 2012 with the following conditions:

1. The Township receives a letter of adequacy from the Township Engineer for the revised plans prior to the Conditional Use hearing, and the applicant agrees to address all outstanding comments to the satisfaction of the Township.
2. The applicant shall submit a land development application and plans to be reviewed and approved by the Township.
3. The applicant agrees to seek input from the Historical Commission during the Land Development Process with regard to the adaptive reuse of the Historic Resource, and the preservation of the existing architecture of the home both interior and exterior.

4. The applicant agrees to revise the site plan for the project to depict the Matlack House and include a landscape buffer that will sufficiently buffer the Matlack House from the new apartment community.
 5. The applicant shall implement the mitigations outlined in Historic Resource Impact Study Update prepared by Tim Noble dated June 13, 2012.
 6. The applicant shall address the comments outlined in the Township Fire Marshal's letter to the Planning Commission dated June 28, 2012 to the satisfaction of the Township.
 7. The applicant will follow all applicable Federal, State and Local ordinances and secure all proper permits prior to development of the property.
 8. Applicant shall demonstrate recreational/open space.
 9. Use of adaptive reuse of the historic resource shall be concurrent with the new construction.
- George seconded the motion. There was no further discussion. The motion passed unanimously.

5. Old Business – None

6. New Business - None

7. Ordinances Amendments

A. Sign and Billboard Ordinance Amendments –

Jim moved that the Planning Commission recommend that the Board of Supervisors approve the ordinance amendment titled "Zoning" amending various sections of the sign ordinance pertaining to freestanding signs and that the Planning Commission recommend that the Board of Supervisors approve the ordinance amendment titled "Zoning" adding a definition for L.E.D. signs and amending the regulations for off premises signs. George seconded the motion. The motion passed unanimously.

8. Chuck Proctor gave a presentation on Zoning, Variances, Special Exceptions and Conditional Use.

C. ADJOURNMENT

There being no further business, a motion to adjourn the meeting was made by Dan and seconded by George. The meeting adjourned at 10:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary