

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**August 1, 2012**

*The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, August 1, 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; Charles Proctor, Township Supervisor; Monica Close, Historical Commission; Joseph Zulli, Park and Recreation Commission; and Erich Meyer.*

**A. WORKSESSION – 7:00 PM**

1. Ordinance Review – Sue mentioned that Article V is the longest. There are 3 more regular meetings. She suggested that the shorter articles, VII, VIII and IX be covered in a workshop in October. Sue spoke with Ellen Carmody of the Historical Commission and suggested that they have a combined special meeting to do a preliminary review of the historic ordinance. Then, Sue could present that review to the Planning Commission.
2. The minutes for the June 20<sup>th</sup> workshop meeting were reviewed. The minutes for the July 11<sup>th</sup> meeting were reviewed and corrected.

**B. FORMAL SESSION – 7:30 PM**

1. Sue called the meeting to order at 7:30 pm and Mark Gordon 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 the June 20, 2012 workshop were approved. She also noted that the minutes for the July 11, 2012 meeting were reviewed and approved as corrected.

**3. Land Development Plans**

- A. SNC Lavilin/Mars Drinks/1301 Wilson Drive (D) – The applicant was represented by Andrew Eberwein, of Edward B Walsh & Associates Inc., Project Manager. They received the review from Yerkes and the 4 items will be added to the drawings. In answer to George's question, as far as Andrew has been told, there are no plans to develop the corn field. Al moved that the Commission recommend that the Board of Supervisors approve the Land Development application for Mars Drinks submitted by SNC Lavilin for the parking lot changes proposed to the property at 1301 Wilson Drive, West Chester, PA 19380, as depicted in the plans dated 2/17/2012 and last revised 6/7/2012, with the following conditions:
  1. The applicant will address the Township Engineer's comments from the Yerkes letter dated 7/24/2012 to the satisfaction of the Township.
  2. The applicant will follow all applicable federal, state and local ordinances and secure all proper permits prior to development of the property.George seconded the motion. Dan abstained. The motion passed.

**4. Conditional Uses and Variances**

- A. 440 Gateswood Drive (V) – The applicant, Christopher Hagman is out of town on business. He was represented by his father, Kenneth Hagman, 43 Old Barn Dr., West Chester. Mark explained that Christopher Hagman has applied for a Zoning Variance seeking relief from the side yard setback requirement in order to build a one-car garage. The setback is 20 feet and the applicant is requesting 10 feet. Mr. Hagman mentioned that the neighbor behind 440 Gateswood Drive provided a letter stating that he approved the plan. Mr. Hagman provided photos of the site. The proposed garage will be 18' x 25', 1 story high. The existing garage is not big enough to hold cars, children's toys and woodworking equipment. The proposed garage will be used for woodworking and car repair and to store a boat. Also, his son recently installed a patio, so they want to allow space for a buffer between

it and the proposed garage. The garage can't be moved back on the lot because the lot narrows in the rear.

Sue commented that she doesn't feel there is a hardship as it is defined for the Planning Commission to consider. Jim mentioned that he struggles with their desire to have this garage large enough to store a boat. Al commented that there are 5 criteria for a hardship. Setbacks are made to give the neighbors space. The Commission can only give approval when the applicant is present. Mr. Hagman wondered if this will be worth the time to go forward. Mark explained the process.

Public Comments:

Louis Silva, 441 Gateswood Dr, lives across the street and supports the plan. He doesn't think he will see the roof. It will have very little visual impact. Many houses in the neighborhood have sheds at the end of their driveway. He has lived here for 24 years and would like to do the same thing. Sue gave Mr. Hagman some options, he can request an extension to prepare plans or come to the September 5<sup>th</sup> meeting.

**5. Old Business – None**

**6. New Business - None**

**7. Ordinances Amendments**

A. Wireless Communication Amendment – Mark explained that the equipment shelters for wireless communications facilities are now a standard 10 feet tall. Our ordinance only permits them to be 8 feet tall. This amendment fixes that. The Commission reviewed the plan. Adam moved that the Planning Commission recommend that the Board of Supervisors support the Zoning Ordinance amendment modifying the permitted height for equipment shelters within wireless communications facilities to ten (10) feet tall. Jim seconded the motion. There was no further discussion.

The motion passed unanimously.

Mark mentioned that this will change the height of the fence, posts and screening on the Liberty Towers project.

**8. Chuck Proctor continued his 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 George and seconded by Nate. The meeting adjourned at 10:00 p.m.

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