

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, October 3, 2012
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
 - 1. September 5, 2012**
 - 2. September 19, 2012**
- F. Acknowledge Receipt of New Applications
- G. Subdivision Plans
- H. Land Development Plans
- I. Conditional Uses and Variances
- J. Ordinance Amendments
- K. Old Business
 - 1. Zoning Ordinance Review (Article V)
- L. New Business
- M. Any Other Matter
- N. Liaison Reports
- O. Meeting Dates of Importance

Sept 29, 2012	Township Yard Sale (Sept 30 – Rain date)	9-1:00 PM
Oct 1, 2012	ABC Education Session	6-9:30 PM
Oct 2, 2012	Board of Supervisors	7:00 PM
	HM Dam Presentation	
Oct 3, 2012	Pension Committee	1:00 PM
Oct 3, 2012	Planning Commission	7:00 PM
Oct 4, 2012	Park Commission	7:00 PM
Oct 8, 2012	Municipal Authority	7:00 PM
Oct 9, 2012	Board of Supervisors	7:00 PM
	Police Services Options WS	7:00 PM
Oct 10, 2012	Conservancy Board	7:00 PM
Oct 10, 2012	Zoning Hearing Board	7:30 PM
	Greenhow appeal	
Oct 11, 2012	Historical Commission	7:00 PM
Oct 12, 2012	Fire Prevention Open House	
	Park Ave Station	
Oct 13, 2012	Pumpkin Fest	10-1:00 PM
	East Goshen Park (Oct 14 – Rain date)	
Oct 29, 2012	EGT Neighborhood University	6-9:30 PM
Oct 29, 2012	WEGO Police Commission	8:00 AM
	@ WEGO Police Station	
- P. Correspondence
- Q. Goals
- R. Adjournment

Bold Items indicate new information to review for that topic.

REMINDER – Fall Newsletter:

Article Submission Due Date
November 9, 2012

Posted to Website
Jan. 2, 2013

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
September 5, 2012

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, September 5, 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; Monica Close, Historical Commission; Joseph Zulli, Park and Recreation Commission; and Ginnie Newlin, Conservancy Board.

A. WORKSESSION – 7:00 PM

1. Ordinance Review – Sue reported that she met with Chris Reardon and Ellen Carmody of the Historical Commission and reviewed the Historical Ordinance with them. They feel the ordinance does not need to be changed at this time. However, they had some comments. What does the township have in place if a historic building is in such bad shape it may be a public safety issue. How do they notify the township and how can any good parts be saved? Jim asked if there is a process to save and move a historic building to another location. Mark answered that the Historical Commission would be notified of any demolition of a historic building and issues would be handled on a case by case basis. George feels that the township has done an outstanding job trying to preserve historic buildings.

2. Pipeline Meeting – Sue reported that the Pipeline Safety Meeting at the Exton Library was helpful for Planning Commissions doing Comprehensive Plans, which, at this point, have no reference to pipelines. In the future, the pipelines will grow in number and size. This meeting gave some ideas of what townships can do to provide easements in new developments.

3. Mark reported that the Board of Supervisors approved the Mars land development plan. He will meet with the project manager this Friday to review their plan. They approved the Goshen Meadows plan for the additional buildings and renovation of the historic building. They also approved the Bill Board Ordinance. There will be a mandatory training session on October 1st for all ABC members. Mark explained the appeal of a permit granted by the township which is going to the Zoning Hearing Board. There will be a Neighborhood University again and Mark is recommending one night only.

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. Sue asked if anyone would be recording the meeting. There was no response. Sue announced there will be a workshop on Wednesday, September 19, 2012 at 7:00 pm to continue the Commission's review of the Ordinance. Public Comment on Non-Agenda Items – Ginnie Newlin asked if the township could do anything to prevent a resident from demolishing a historic building. Mark answered that all demolition must be approved by the township so this would be handled on a case by case basis.

2. **Minutes** – Sue noted that the minutes of the August 1, 2012 meeting were approved.

3. **Conditional Uses and Variances**

A. 437 Gateswood Drive (V) – The applicant, Louis W. Voigt was present and explained that he has been a resident of East Goshen for 12 years and submitted a plan for an attached garage and is requesting 14 feet of relief from the 20 foot side yard setback. They have outgrown the existing garage and he would like to store his boat in the new garage. They back up on Route 352 and the lot is very narrow. There will be a covered veranda from the house to the new garage.

1 Jim questioned whether there is a hardship or not, since Mr. Voigt doesn't want to put the garage directly
2 behind the house. Adam likes the design but doesn't think it works for the property. The lot was narrow
3 when he purchased it.

4 Sue drove past the property and feels the design is okay for the property. Al feels there is a hardship, it
5 won't impact the neighborhood and the neighbors have indicated they are okay with the plan. Mark
6 commented that this is a very popular addition to these homes. Some homes don't have a basement, so they
7 need the extra storage.

8 Dan asked if Mr. Voigt thought 6 feet would be sufficient between the garage and the property line to
9 maintain the garage.

10 Mr. Voigt explained that there will be a stormwater basin behind the garage for the water to run off to.

11
12 Public Comment – Jean Verrecchia, 439 Gateswood, commented that the size of the lot is misleading
13 because the fence is not on the property line.

14
15 Al made the following motion: Madame Chairman, I move that we recommend that the Board of Supervisors
16 support the Zoning Variance application for the property at 437 Gateswood Drive because the relief sought
17 will not alter the character of the neighborhood, with the following conditions:

- 18 1. The garage shall encroach no more than 14 feet into the side yard setback area.
- 19 2. The applicant will follow all applicable Federal, State and Local ordinances and secure all proper
20 permits prior to construction of the new garage.

21 Nathan seconded the motion. There was no further discussion. The motion passed with 4 yes votes and 3 no
22 votes.

23
24 B. 440 Gateswood Drive (V) – The applicant, Christopher Hagman was present. He explained that
25 he has applied for a Zoning Variance seeking relief from the side yard setback requirement in order
26 to build a one-car garage. The setback is 20 feet and he is requesting 10 feet.

27 Sue acknowledged that the applicant's father, Kenneth Hagman, was at last month's meeting and
28 made the presentation of the plan. George doesn't feel there is a hardship in this case either. Jim
29 commented that one change won't impact a community but many will.

30 Al made the following motion: Madame Chairman, I move that we recommend that the Board of
31 Supervisors support the Zoning Variance application for the property at 440 Gateswood Drive
32 because the relief sought will not alter the character of the neighborhood, with the following
33 conditions:

- 34 1. The garage shall encroach no more than 10 feet into the side yard setback.
- 35 2. The applicant shall follow all applicable Federal, State and Local ordinances and secure
36 all proper permits prior to construction of the new garage.
- 37 3. The applicant will provide landscaping in the side yard.
- 38 4. There will be no parking or storage between the garage and property line.

39 Nathan seconded the motion. There was no further discussion. The motion passed with 4 yes votes
40 and 3 no votes.

41
42 **4. Old Business – None**

43
44 **5. New Business - None**

45
46 **6. Ordinances Amendments**

47 A. Wireless Communication Amendment – Mark explained that it turns out that the equipment
48 shelters for wireless communications facilities are not standardized and the proposed Verizon Wireless
49 shelter needs to be 10' 7", therefore, the draft ordinance reviewed last month has been modified to allow
50 equipment and shelters to be 12 feet tall. Liberty Towers is amending the site drawings and will build a 12
51 foot fence and columns. Mark already forwarded this to the CCPC and the Board of Supervisors. Dan made
52 the following motion: Madame Chairman, I move that we recommend that the Board of Supervisors approve
53 the Zoning ordinance amendment modifying the permitted height for Equipment Shelters within wireless

1 communications facilities to 12 feet tall. Adam seconded the motion. There was no further discussion. The
2 motion passed unanimously.
3

4 7. Any Other Matter

5 A. Jim commented that Plymouth Township is trying to pass an ordinance for bees.

6 B. Malvern Institute – Mark explained their plan for a barn alteration.
7

8 **C. ADJOURNMENT**

9 There being no further business, a motion to adjourn the meeting was made by George and seconded by Nate.
10 The meeting adjourned at 9:20 pm.
11

12
13 Respectfully submitted, _____
14 *Ruth Kiefer, Recording Secretary*
15
16

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION WORKSHOP MEETING
September 19, 2012

The East Goshen Township Planning Commission held a scheduled workshop meeting on Wednesday, September 19, 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 was Mark Gordon, Township Zoning Officer.

A. WORKSESSION – 7:00 PM

Sue called the meeting to order and announced that this workshop was scheduled to continue the Planning Commission's review of Article V of the Township Zoning Ordinance.

Sue also announced that on October 4, 2012 West Vincent Township will have a meeting entitled "A Township Approach to Sustainability: West Vincent Township's Sustainability Plan and Process".

The review began with Dan's comments on pages 4-14 concerning:

Sec. 240-24.C - Noise Control. Decibels and hours for construction operations were discussed.

Sec. 240-24.I - Electric, diesel, gas ... reference to "plant"

Sec. 240-25.C – Natural slope was discussed

Sec. 240-25.C.(1) – Buidable area

Sec. 240-25.D – High water tables – Dan made some good points. However, the County/state are involved with these types of projects.

Sec. 240.25.E – Wetlands – The Stormwater Ordinance requires a 50 foot buffer from a wetland.

Sec. 240.26.A – The names of Alluvial soils are constantly changing. Dan pointed out that the soil names have changed in the recent PA DEP soil information.

The review continued with Jim's comments concerning:

Single-family developments, cluster open space

Apartment developments - Sec. 240-29.C.(7) – Wording should be changed to – Building separations.

All Buildings shall:....

Consider adding maximum length for buildings. Check other township ordinances.

Sec. 240-29.D.(b) – add to list of included items – electronics and dry cleaner pickup

Sec. 240.30.B.(8) – Make this paragraph clearer by putting the information into separate bullet points.

Sue presented her comments on:

Wireless communication equipment

Fencing for day care has to follow applicable State standards.

Group homes are also controlled by State standards.

Life care development - [c] Maximum height. This should match the requirements for apartments. Mark will review it.

The Commission reviewed Nathan's comments. Most of the sections assigned to him needed no changes.

C. ADJOURNMENT

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

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary