

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
October 3, 2012

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, October 3, 2012 at 7:00 p.m. at the East Goshen Township building. Members present were: Vice Chairman Dan Daley, George Martynick, Jim McRee, Adam Knox, and Nathan Cline. Also present were Mark Gordon, Township Zoning Officer; Monica Close, Historical Commission; Erich Meyer, Park and Recreation Commission; and Ginnie Newlin, Conservancy Board.

A. WORKSESSION – 7:00 PM

1. Dan reviewed the information that was covered at the ABC meeting, Monday October 1, i.e. communication, code of ethics, etc. They learned that the Chairman can make a motion and second a motion. Also, the length of service on ABCs is being limited to 2 terms.

2. Jim mentioned that he looked at several other township websites and found some that have maps on the website. He suggested that the Planning Commission integrate with the county GIS and show where things are happening in East Goshen. He feels that all of the ABCs would benefit as follows:

- * Planning Commission – Applications over the past 5 years, color coded with symbols.
- * Historical Commission – Show the 102 historical resources on a map. A click on a site (the Blacksmith Shop) would bring up a link to the data about the site.
- * Conservancy Board – Show specimen trees, minerals, wetlands, preserves
- * Park & Rec – Show parks and facilities locations
- * Municipal – Show sewer facility, pipelines
- * Commerce – Economic opportunities
- * Searchable – Search for “civil war” and get historical locations in the township.

Mark pointed out that those townships have their own GIS department. Dan mentioned that the new Comprehensive Plans will contain more maps. Nate commented that some townships have development plans on their website. Jim suggested that this be a goal for 2013.

3. Mark reported that the County has a program to promote sustainability. There is a brochure in the front door lobby with more information.

October 25 will be the next meeting for the Bike & Ped program. It will be held at the West Whiteland Township building. Three of the seven townships have to commit to this program in order for the County to receive a grant. The main focus is on Exton with connections to Downingtown and West Chester. Mark told them that East Goshen wants to be a part of this program.

There will be a Neighborhood University again on October 29th at 6:30 pm.

B. FORMAL SESSION – 7:30 PM

1. Dan 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.

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

2. **Minutes** – Dan noted that the minutes of the September 5 and 19, 2012 meetings were approved as corrected.

3. **Public Comment**

A. Mark Semanko, 456 Gateswood Dr, did not attend the meetings when the 2 Gateswood variance requests were discussed. He is an architect, has lived here for 19 years, and served on the Planning Commission about 14 years ago. He does not feel that either of the requests met any of the 5 requirements for a variance. He spoke about pros and cons of front facing vs side facing garages. He feels that all applicants should be required to have signed and sealed plans because the sketches are not accurate. He presented CAD

drawings of the Voight residence and the neighboring house, which showed how allowing these requests do adversely affect the neighborhood. He also feels that neighbor support should not be a part of the process. George pointed out that the Planning Commission vote was not unanimous. Jim feels the Planning Commission recommendation should be treated as if it is a final decision. Nate feels the Planning Commission should take into account the feelings of the neighbors and the impact on the neighborhood. The Zoning Hearing Board makes a decision based on the requirements for a variance. Dan thanked Mr. Semanko for coming.

Public Comment-Ginnie Newlin feels an architect's opinion is very important.

4. Old Business – The Commission members continued their review of Article V of the Township Ordinance as follows:

a. George reviewed pages 15-25 and 90-98:

Page 15 – Flood Plain – line 28 – Should the Planning Commission be added to the BOS and ZHB.

Page 19 – Base Flood Level – Where is the definition? Mark commented that it is defined in the FEMA regulations.

Page 97 – Helipad – Line 22 – refers to 240-31 – has to be approved through Conditional Use.

Mark explained the process of determining flood plain levels.

b. Dan reviewed pages 81-89:

Page 81 – line 15 – self storage development/maximum, building length – Should the term “building” be defined. Adam explained that a building equals a series of storage units.

Page 81 – line 17 – solid waste transfer facility – Dan used Main Line Gardens as an example. The landscapers bring tree waste to Main Line who transfers it to a mulching operation. Mark explained that recycling is considered solid waste.

Page 85 – line 25 – wording is vague. Mark suggested that the applicant shall meet all requirements of the current stormwater ordinance.

c. Adam reviewed the following:

Page 60 – line 9 – interior space per resident is 300 sq. ft. – rules for a boarding house – Mark explained that the rule for a boarding house is no more than 3 unrelated persons and no more than 2 rooms rented. Adam pointed out there is no reference for personal care homes. Mark will look into this.

Page 65 – For wireless communication towers, the proof of annual inspection is part of the annual reporting requirement. Mark explained that this is the responsibility of the owner of the tower. The problem is a pole in the right-of-way, i.e. TMobile on a PECO pole. Dan doesn't want to waive inspections.

d. Nate reviewed the following:

Page 127 – widths of curbs – Nate explained that a narrow curb allows for parking.

Page 128 – line 9 – accessory uses, fences – all defined.

Line 13 – solar energy systems must be attached to the dwelling unit is vague – should it be “integrated” into the building. Mark referred to page 103 – solar energy system, 240-28 – single family cluster. Dan would like to have more regulations for screening solar fields.

Page 130 – line 9 – flood prone areas – is there a definition and should it be changed to “flood plain”. Mark stated that flood hazard area is defined.

e. Jim reviewed the following:

Page 108 – minimum off-street parking – schools/cyber charter school.

Page 109 – E – 1 to 7 and 9 to 11 – 1 space per employee or largest shift. Mark explained that this refers to retail.

Page 111 – line 9 & 19 – should the distance be the same – no

Line 26 – change “should” to “shall”

Line 32 – refer to ADA

Dan reviewed the remaining articles with the following decision: Article VI – Historic – Review was done with Historical Commission representatives by Sue. No changes at this time. Articles VII, VIII, and IX will be read only, but will be open to discussion if necessary. It was decided that the workshop scheduled for October 17, 2012 should be cancelled.

C. ADJOURNMENT

The next meeting will be held on Wednesday, November 7, 2012 at 7:00 pm. 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