

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
January 2, 2013

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, January 2, 2013 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, Dan Daley, Al Zuccarello, Adam Knox, George Martynick, Jim McRee, 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. Sue reminded the Commission that they have to discuss their goals for 2013.
2. Minutes of December 5, 2012 meeting were corrected.
3. The review letters for Goshen Meadows were discussed.
4. A self evaluation was done by the Commission members. The members feel they work well together and have a lot of history and experience and attendance has been good. The newest members have raised the level of professionalism.
5. Adam questioned why the first half hour of the meeting is a workshop in the smaller meeting room. The members like the informal table atmosphere where they can discuss and clarify information. The board room is more formal and is the time for the applicants to make their presentations. Nate suggested that the agenda show the Workshop at 7 and the Formal Meeting at 7:30.

B. FORMAL SESSION – 7:40 PM

1. Sue called the meeting to order at 7:40 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.
2. Minutes – Sue noted that the minutes of the December 5, 2012 meeting were approved as corrected.
3. Sue pointed out that the Tracking Log requires action tonight on the Mars Drinks request.
4. Land Development Plan – New Kent Apartments, N. Chester Rd and Boot Rd – Mark reported that New Kent Apartments has authorized a 30 day extension to the review period.
5. Land Development Plan – Goshen Meadows, 1325 West Chester Pike – The applicant was represented by Dennis F. O'Neill, Engineer. Dennis reported that they received the Yerkes review letter and are in the process of making revisions to the plan. Two waivers will be requested:
 - a. SLD comment #14 – A waiver to allow the plan to be submitted as a preliminary/final plan.
 - b. SLD comment #15 - The ordinance requires the final plan to be drawn to a scale of 1" equals 50 feet or larger. They will request a waiver to allow the plan to be drawn at a scale of 1" equals 60 feet. Dennis mentioned that the Conservancy Board requested a detailed list of trees and/or shrubs. He will be at their meeting next week.Nate mentioned comment #5, Condition 7, which deals with the use of open space. Dennis said they plan to meet with an engineer to work on this. There is a tennis court which is inaccessible, overgrown and unplayable that they may remove. George heard that in the U.S. today there aren't as many major tennis tournaments, so people aren't using the courts like they did. A dog run may be more usable all day to more people.
Sue asked about lighting. Dennis said they will meet with a lighting consultant to be sure light is added but not flowing off the property.
Dennis reported that they submitted an application to the Conservation District.

Public Comment:

Ginnie Newlin agreed that the tennis court is not in good condition and this space can be used for more open space that everyone can use.

6. Variance Request – Mars Drinks, 1301 Wilson Drive. The applicant was represented by Jonathan Zangwill, Project Engineering Manager, and Robert F. Adams, Attorney. Bob explained that they are seeking relief from the requirement to screen certain rooftop structures. Mark prepared a draft recommendation which was discussed. Jim McRee made the following motion:

“Madame Chairman, the applicant has presented a Zoning Hearing Board application to the Planning Commission for a variance from §240-19.F.(2). They seek relief from the requirement to screen all roof top structures from view.

The applicant has presented drawings and exhibits that show new rooftop equipment and structures to be added or relocated as a result of an extensive renovation to their facility at 1301 Wilson Drive. This renovation will include modernization of their manufacturing processes, warehousing and the business offices in order to accommodate their new global training center at their East Goshen Township location. The applicant has agreed to screen several pieces of roof top equipment that would be visible. However the applicant has demonstrated that some of the new and relocated roof top equipment and structures will be placed in locations where they will not be visible from several vantage points around the property, except for the new solar panels. Essentially this equipment and these structures will be screened from view because of the height of the building and the setback provides the required screening.

The applicant has presented evidence and testimony to the Planning Commission regarding the extraordinary expense that would be incurred by the applicant to install roof top screening to screen equipment and structures that cannot be seen from the borders of the property. There will be no value realized by adding additional screening since the building already screens the structures. The impact of this variance request is de minimis and it appears to meet all the tests for a variance.

The solar panels, which are permitted by the Zoning Ordinance, will be used to heat domestic water used in the facility. The panels are proposed to be installed in the Southwest corner of the building because the water heaters for the facility are located directly below the panels and thermal energy collected needs to be transferred to the domestic water system in the most efficient manner possible, in order to achieve the most benefit. Although the proposed solar panels will be visible from the industrially used property to the west of the building; the process of capturing solar energy would be defeated by the installation of roof screening. It would appear that the requirement to screen roof mounted solar panels creates a conflict in the ordinance, which the Commission should address.

Upon our review of the application and the presentations made to the Planning Commission I move that we recommend that the Board of Supervisors support the zoning variance request of Mars Drinks North America for relief from the roof top screening requirement for the solar panels indicated on the plan submitted along with the other roof top structures for the reasons aforementioned.”

George seconded the motion. George commented that, with the building as it exists and with the improvements they want to make, he feels no one will see structures on top of the building. Mars is a very good corporate neighbor.

There being no further discussion the motion passed. Dan abstained.

Mark pointed out to Jonathan that on the plan it looks like the existing screening is being removed. Jonathan will correct the drawing.

8. 2013 Goals – The draft that Sue presented was discussed. A 9th item was added – Finalize Ordinance recommendations. Sue will present it at the Annual ABC Meeting on Saturday, January 12, 2013.

9. Comprehensive Plan – Mark reported that the Township received the Chester County Commissioners authorization of our VVP Grant application. This will provide some funding for the 2015 Comprehensive Plan update project. There was discussion about the process of updating the Comp Plan, who may be on the committee, and adding a page to the website. Dan clarified that the Planning Commission presents the draft of the Comp Plan to the Board of Supervisors. The Brandywine Conservancy will put together an initial outline of the process.

10. Reorganization - Dan made a motion to nominate Susan Carty for a 2nd term as Chairman. George seconded the motion. The motion passed unanimously.
George made a motion to nominate Dan Daley for a 2nd term as Vice Chairman. Al seconded the motion. The motion passed unanimously.

C. ADJOURNMENT

The next meeting will be held on Wednesday, February 6, 2013 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 8:45 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary