

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, March 6, 2013
7:00 PM**

Workshop Session 7:00 PM to 7:30 (Conference Room – Open to the Public)

Formal Meeting 7:30 (Board Room)

- 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. **February 6, 2012**
- F. Acknowledge Receipt of New Applications
- G. Subdivision Plans
- H. Land Development Plans
 - 1. Goshen Meadows Apartments
- I. Conditional Uses and Variances
- J. Ordinance Amendments
 - 1. Zoning Ordinance (Article 2 recommendations)
- K. Comprehensive Plan Update
- L. Old Business
- M. New Business
- N. Any Other Matter
- O. Liaison Reports
- P. Meeting Dates of Importance

Mar 05, 2013	Board of Supervisors	7:00 PM
Mar 06, 2013	Planning Commission	7:00 PM
Mar 07, 2013	Park Commission	7:00 PM
Mar 11, 2013	Municipal Authority	7:00 PM
Mar 13, 2013	Conservancy Board	7:00 PM
Mar 14, 2013	Historical Commission	7:00 PM
Mar 14, 2013	Farmer's Market	3:30-6:00 PM
Mar 18, 2013	Commerce Commission	7:00 PM
Mar 19, 2013	Board of Supervisors	7:00 PM
Mar 20, 2013	Police Commission	5:30 PM
Mar 23, 2013	Egg Hunt at East Goshen Park	10:00 AM
Mar 24, 2013	Rain Date for Egg Hunt	10:00 AM
Mar 25, 2013	Comp Plan Task Force	WILL NOT MEET
Mar 28, 2013	Farmers Market	3:30-6:00 PM
Mar 29, 2013	Office Closed	
	Good Friday	
Apr 06, 2013	Keep East Goshen Beautiful Day	8:30 AM
Apr 09, 2013	Mature Driver Training	9:00 AM
Apr 11, 2013	Mature Driver Training Continued	9:00 AM
Apr 27, 2013	DEA Nat'l Take Back Initiative	10-2 PM
	WEGO at Giant, 1375 E. Boot Rd	

Bold Items indicate new information to review for that topic.

Newsletter Articles Due: March 1, 2013 (Deadline Extended to March 11, 2013)

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
February 6, 2013

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, February 6, 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 Charles Proctor, Township Supervisor; Monica Close, Historical Commission; Erich Meyer, Park and Recreation Commission; and Sandra Snyder, Conservancy Board.

A. WORKSESSION – 7:00 PM

1. It was decided that Sue and Dan will be the primary members of the Comprehensive Plan Committee and Adam and George will be the alternates.
2. Minutes of January 2, 2013 were corrected.
3. Neal Fisher was present to represent New Kent Apartments. He reviewed the few items that were on the Yerkes review letter and stated that New Kent would comply with all of them. Nate mentioned the letter from the Fire Marshall and Neal stated they would comply. Jim pointed out that he hasn't seen conditions #4 & #5 on a draft motion before. Neal is okay with them and agreed to all of the conditions.
4. Sue gave an update on the meeting with representatives from Dunkin Donuts. They are considering the Citadel Bank building as a new location. Their hours of operation are 5:30 am to 10:00 pm, with peak hours from 5:30 am to 10:00 am. They anticipate 725 trips/day with 60% of their customers coming during peak hours. They are planning for stacking of 6 cars in the drive thru. They are a fast food restaurant. They will ask for sign and use variances. Traffic flow and safety issues were discussed.

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 January 2, 2013 meeting were approved as corrected.
3. Land Development Plan – New Kent Apartments, N. Chester Rd and Boot Rd – Al moved that the Planning Commission recommend that the Board of Supervisors approve the Preliminary/Final Land Development Plan of the Hankin Group to construct one new apartment building and associated parking as depicted within the plans titled New Kent Apartments II, dated 10/9/12 and last revised on 1/28/13 with the following conditions:
 - a. The Applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 1/31/13 prior to approval.
 - b. The Applicant will follow all applicable federal, state and local laws and secure all proper permits prior to construction of the improvements depicted on the plans.
 - c. The Plan shall not be released for recording until all of the escrow for the improvements depicted on the plans has been posted.
 - d. The applicant shall pay 10% of the sewer tap-in fee to reserve the sewer capacity for the project, prior to the plans being released for recording.
 - e. Applicant will comply with comments in Fire Marshall's letter.
 - f. Applicant shall have a letter from the Conservation District before approval.

Jim seconded the motion. The motion passed. Dan abstained from voting.

4. Article II - The Commission reviewed the comments and recommendations for Article II provided by Mark Gordon. Jim is interested in the Animal Husbandry section. He will develop a definition of Animal Husbandry and clarify that definition throughout the ordinance. Bees will not be included. Dan read the current definitions in the ordinance about size of animals, number of animals allowed, acreage required, setbacks, etc.

1 Public Comment: Sandy Snyder suggested that Jim look at the ordinances for Lancaster County townships.

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3 5. Friends of East Goshen – Chuck Proctor will be organizing a 501c3 committee to replace the Friends of
4 East Goshen Committee that disbanded last year. The steering committee will have its first meeting
5 Tuesday, February 12, 2013 at 7:00 pm at the Township Building. He has 4 volunteers so far and invited
6 anyone else who would be interested.
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8 **C. ADJOURNMENT**

9 The next meeting will be held on Wednesday, March 6, 2013 at 7:00 pm. There being no further business, a
10 motion to adjourn the meeting was made by Dan and seconded by Nate. The meeting adjourned at 8:45 pm.
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13 Respectfully submitted, _____
14 *Ruth Kiefer, Recording Secretary*
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