

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, April 3, 2013
7:00 PM**

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

Formal Meeting 7:30 (Board Room if needed)

- 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. March 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. Dates of Importance

Apr 02, 2013	Board of Supervisors	7:00 PM
Apr 03, 2013	Planning Commission	7:00 PM
Apr 04, 2013	Park Commission	7:00 PM
Apr 06, 2013	Keep East Goshen Beautiful Day	8:30 AM
Apr 08, 2013	Municipal Authority	7:00 PM
Apr 09, 2013	Mature Driver Training	9:00 AM
Apr 10, 2013	Conservancy Board	7:00 PM
Apr 11, 2013	Mature Driver Training Continued	9:00 AM
Apr 11, 2013	Historical Commission	7:00 PM
Apr 11, 2013	Farmer's Market	3:30-6:00 PM
Apr 15, 2013	Commerce Commission	7:00 PM
Apr 16, 2013	Board of Supervisors	7:00 PM
Apr 17, 2013	Police Commission	5:30 PM
Apr 22, 2013	Comp Plan Task Force	7:00 PM
Apr 25, 2013	Farmer's Market	3:30-6:00 PM
Apr 27, 2013	DEA Nat'l Take Back Initiative	10-2 PM
	WEGO at Giant, 1375 E. Boot Rd.	

**Summer 2013 Newsletter Articles:
Submission Due Date: May 1, 2013
Posted to the Website: June 1, 2013**

Bold items indicate new information to review for that topic.

Planning Commission Application Tracking Log

Application Name	Application (CU,LD,O, SD,V, SE, CA)											
Goshen Meadows	LD	P/F	Date Filed		Start Date		Date to Yerkes/Consultant		Date to CCPC		Date to Abutting Prop. / ABC's	
			11/16/2012	12/5/2012	11/19/2012	11/19/2012	11/20/2012	1	4/3/2013	4/16/2013	NA	4/30/2013
PC NLT Action Date BOS NLT Action Date Hearing Date Drop Dead date												
Bold = New Application or PC action required												

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
March 6, 2013

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, March 6, 2013 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, Dan Daley, Adam Knox, George Martynick, and Jim McRee. 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. Mark explained that new PA legislation allows a wireless communication company with equipment on an existing cell tower to make changes to their equipment without going through the conditional use process.
2. Sue mentioned that Sullivan’s Grove, a small cul-de-sac development on Greenhill Rd. near Hershey’s Mill, which was previously approved, may be sold to another developer who will use the approved plan. Mark commented that the Historical Commission will consider a name for the road, probably Ashley Brook Lane.

B. FORMAL SESSION

1. Sue called the meeting to order 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 February 6, 2013 meeting were approved.
3. Article II - The Commission reviewed the comments and recommendations provided by Jim McRee. Jim pointed out that there are inconsistencies in the ordinance for the definition of Animal Husbandry. This is usually an agricultural use. Ginnie asked if this would include rescue animals. Mark replied that if it is non-commercial, it is not animal husbandry, unless the number of animals exceeds what is allowed. Agricultural use is allowed by right in all areas. Ginnie mentioned that, when she lived in Willistown, you needed to have 2 acres of ground for one horse. There was discussion about the impact of agricultural uses; i.e., people coming to see a litter of dogs would impact the neighbors, but bottling honey and selling it at a farmers market would not impact them. Mark will make suggestions to § 240-32 and send it to the township attorney.
4. Goshen Meadows has an extension until the end of April.
5. Dan commented that he saw the Willistown trail network plan which did not include an extension along Paoli Pike, in front of Bryn Mawr Rehab, to Line Rd.
6. Mark mentioned that there is an applicant who is proposing to demolish a building on Strasburg Road. They are requesting that it be removed from the Historic Registry. At this point, it won’t need to come to the Planning Commission.

C. ADJOURNMENT

The next meeting will be held on Wednesday, April 3, 2013 at 7:00 pm. There being no further business, a motion to adjourn the meeting was made by Adam and seconded by George. The meeting adjourned at 8:30 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary

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Herbert E. MacCombie, Jr., P.E.

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BROOMALL, PA 19008-0118

James W. MacCombie, P.E., P.L.S.
Herbert E. MacCombie, III, Technician

March 26, 2013

Mr. Mark Gordon, Township Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania, 19380

Re: Proposed Land Development
Goshen Meadows
West Chester Pike
East Goshen Township, Chester County, PA

Dear Mark:

Pursuant to the Township Engineer's review letter of December 19, 2012 our office has revised the Land Development Plans for the Goshen Meadows project. The revisions are summarized below. For your convenience, the responses are numerical consistent with the Township Engineer's comments in the December 19, 2012 meeting.

September 4, 2012 Condition Use Decision:

1. Condition 3 - The landscaping buffer for the Matlack House will be extended to provide sufficient buffering of the Historic Resource. Revised Landscape plans will be submitted under separate cover for review by the Township Arborist and the Conservancy Board.
2. Condition 4 - Plans prepared by the Applicant's Architect will be submitted to the Township to address the rehabilitation of the Historic Dwelling to address the concerns of comments 2A, 2B, and 2D. The revised Landscape Plans will address buffering to soften the impact of the Land Development and provide screening. As noted above, revised Landscape plans will be submitted under separate cover for review by the Township Arborist and the Conservancy Board

3. Condition 5 – The plans have been revised to incorporate notes on Sheet 1 of 17 to address the Fire Marshal’s comments regarding adequate water pressure and identification of the hydrants and fire department connection in accordance with the Property Maintenance Code of East Goshen Township. Sheet 17 of 17, “Turning Template Plan for Fire Truck Access,” has been added to the set to demonstrate the ability to access the site through the boulevard entrance from Mary Fran Drive as well as the proposed Emergency Access Drive.
4. Condition 6 – The Landscape Plan revisions will include a revised buffer to provide a complete planted visual barrier comprised mostly of evergreen shrubs and trees to form both low-level and high-level screening.
5. Condition 7 – Plan sheet 16 has been added to indicate the proposed areas of outdoor recreation / common open space. It is proposed to use a large area along the northerly property boundary to create a passive recreational area including a natural wood mulch walking trail. The area will be cleared of the invasive species which currently overwhelm the area, remove the remaining areas of asphalt from the former tennis court and the riparian buffer will be replanted as necessary. Additional areas will provide for passive recreation by residents.
6. Condition 8 – The sequence of Construction has been revised to include a note that renovations of the historic structure must be completed prior to issuance of a Use and Occupancy Certificate for the last apartment building.

Zoning Ordinance

7. An approved exemption from Sewage Facilities Planning has been received from PaDEP.
8. The Applicant has added a lighting consultant to the design team and a revised lighting plan addressing the concerns of the Township Engineer and Landscape Architect will be included in the Landscape Submittal.
9. The areas included in the 5% minimum green area for the parking lot have been shaded on the Sheet 1 of 17.
10. A note has been added to the plans on Sheet 1 of 17 and will be included on the Landscape Plans to provide hose bibs on each building for irrigation purposes.

11. A note has been added to the plans on Sheet 1 of 17 to indicate the Applicant's responsibility for the improvements on West Chester Pike. A revised Signal Permit Plan has been submitted with the Plans which shows the proposed improvements.
12. The proposed building height has been indicated on Sheet 1 of 17.
13. Plan Sheet 15 has been added to the set of plans to show the locations of the proposed traffic control signs and pavement markings.

Subdivision and Land Development Ordinance

14. A waiver request from Section 205-31.A has been added to the Plans requesting approval to proceed as a Preliminary / Final Plan.
15. A waiver request from Section 205-31.A.1 has been added to the Plans requesting approval for a plan of 1"=60' scale.
16. Plan Approval and Notarized Plan Acknowledgment blocks have added to Sheet 1 of 17.
17. The Deed Book and Page Number for the surrounding property owners has been added to the plans
18. A note has been added to Sheet 1 of 17 to indicate that property line markers on the lines between Parcel 53-6-56 and 53-6-56.1 shall be removed.
19. Storm Sewer Design Calculation shall be submitted directly to the Township Engineer under separate cover.
20. Revised Landscape plans will be submitted under separate cover for review by the Township Arborist and the Conservancy Board.
21. A sidewalk and handicap ramp has been designed and added to the plan to provide handicap accessibility to the historic dwelling.
22. Street Trees will be included on the revised Landscape plans will be submitted under separate cover for review by the Township Arborist and the Conservancy Board.

23. A note has been added on several plan sheets to indicate the proposed sanitary sewer shall be constructed in accordance with East Goshen Municipal Authority standards.

Storm Water Management Ordinance

24. Notes have been added on the Grading Plan indicating the Owner shall be responsible for the maintenance of the drainage and stormwater management facilities. A schedule of maintenance has been included as well.
25. The locations of all percolation testing will be included in the supplemental drainage calculations submitted directly to the Township Engineer under separate cover.
26. The calculations for the water quality requirements will be included in the supplemental drainage calculations submitted directly to the Township Engineer under separate cover.
27. A note has been added to the plans to indicate the PennDOT permit for the storm pipe connection shall be added to the plans.

General Comments.

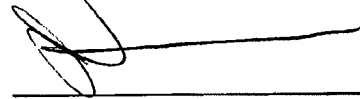
28. Sheet 14 has been revised to indicate existing features to be removed or demolished.
29. A detail for the outlet control manhole #34 has been added to the detail sheets.
30. A clean-out / access opening detail has been added to the detail for the infiltration basin with pipe storage.
31. The grass seed mixture specification for the turf paver has been added to the plans.
32. The plans have been revised to indicate a berm between the new parking areas and Building C. in addition the revised Landscape Plans will address the buffer planting.

Goshen Meadow Land Development
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33. The type and variety of landscape planting will be addressed in the revised Landscape plans will be submitted under separate cover for review by the Township Arborist and the Conservancy Board.
34. The applicant will provide a copy of the adequacy letter from the Chester County Conservation District and the approved NPDES permit upon receipt.

Please feel free to contact our office if you have any questions or require additional information.

Very Truly Yours,



Dennis F. O'Neill, P.E.

Copy: Michael Conrad, P.E.