

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
May 1, 2013

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, May 1, 2013 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, Dan Daley, Adam Knox, Al Zuccarello, George Martynick, Jim McRee and Nathan Cline. Also present were Mark Gordon, Township Zoning Officer; Charles Proctor, Township Supervisor; and Ginnie Newlin, Conservancy Board.

COMMON ACRONYMS:

BOS – Board of Supervisors
BC – Brandywine Conservancy
CPTK – Comprehensive Plan Task Force
CVS – Community Visioning Session

A. CALL TO ORDER

1. Sue called the meeting to order at 7:00 pm and led those present in the Pledge of Allegiance. There was a moment of silence.
Sue asked if anyone would be recording the meeting. There was no response.

B. COMPREHENSIVE PLAN UPDATE

1. Sue reported that the first meeting of the Comprehensive Plan Task Force was held on Monday, April 22, 2013. John Theilacker and Tony Robalik from Brandywine Conservancy reviewed the schedule of meetings and set a date for the Community Visioning Session. The CVS is a meeting for members of the community to voice their ideas and concerns for the future of East Goshen. The next regular meeting will be Thursday, May 30, 2013 because of the holiday on Monday. Dan mentioned that each month, the BC will notify the CPTF members of the topic for discussion. After the meeting, the BC will write up the notes from the discussion. Al is concerned about control of the number of meetings, length of the meetings and complexity of the plan. Sue has attended Visioning Sessions and feels they are a good way to reach out to the community. Mark mentioned that there will also be an open forum on the Township website for people to make their comments.

C. APPROVAL OF MINUTES

1. Sue noted that the minutes for the April 3, 2013 meeting were approved.

D. LAND DEVELOPMENT PLANS

1. Goshen Meadows Apartments – Mark reported that he received an extension notice today from Goshen Meadows. They will not be at this meeting.

E. CONDITIONAL USE & VARIANCES

1. 10 Broad Street – John Nicholson, applicant, is requesting a variance for relief from the 20 ft side yard set back requirement. He wants to put a 2-story addition on his house in Goshen Heights. The house was built in the 1920's. The shed will be replaced with a new one and moved to the back of the property. His neighbors have no objections. The siding on the house will be replaced. George commented that usually a project like this is an improvement. Dan moved to recommend to the Zoning Hearing Board that they approve the relief from the 20 ft side yard set back to 11 ft. Al seconded the motion. The motion passed unanimously.

F. ORDINANCE AMENDMENTS

1. Zoning Ordinance – Article 2, Animal Husbandry – The Commission reviewed the recommended amendment, made one change and was okay with everything else.
2. Zoning Ordinance – WCF Amendment as per the Pennsylvania Wireless Broadband Communications Act. Mark explained that the PA Legislature passed a law in 2012, Wireless Broadband Collocation Act, outlining the requirements for when a municipality can require wireless carriers and tower owners to secure approvals for collocation of equipment on approved WCF structures. The Act was reviewed closely by Township staff and the Township Solicitor. Dan moved that the Planning Commission recommend that the BOS approve the Zoning Ordinance incorporating the new requirements outlined in the Pennsylvania Wireless Broadband Communication Act, P.S. 53 and some minor changes to the annual reporting requirements. Jim seconded the motion. The motion passed unanimously.

G. PUBLIC COMMENT

1. Ginnie Newlin commented that in a newspaper article by Thomas Hilton, he relates that there are different ways to put wires on poles so trees don't have to be chopped the way they are. There is a way to bundle the wires so the tree can grow around the wires. George commented that the way PECO chops the trees is awful. Dan mentioned that Malvern Borough told a King Street developer to put the wires underground but PECO refused, probably because this is a small town with roads, sidewalks and other utilities.

H. ADJOURNMENT

The next meeting will be held on Wednesday, June 5, 2013 at 7:00 pm. There being no further business, a motion to adjourn the meeting was made by Adam and seconded by Al. The meeting adjourned at 8:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary