

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**June 5, 2013**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, June 5, 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; Ginnie Newlin, Conservancy Board; and Erich Meyer, Park & Recreation Commission.

**COMMON ACRONYMS:**

*BOS – Board of Supervisors*  
*BC – Brandywine Conservancy*  
*CPTF – 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. CHAIRMAN'S REPORT**

1. Sue spoke with Jon Altshul, Township CFO, about the budget for 2014 and she doesn't feel there is a need to have him come to a meeting to discuss it. He will prepare a draft and send it to the Commission for approval.
2. Sue reported that last Thursday, May 30, the CPTF meeting was about the Visioning Session which was held Monday June 3. It went very well. The SCA was reviewed and some changes were made. The Planning Commission should review it and send it to the BOS for review.

**C. NEW BUSINESS**

1. Central Chester County Bicycle and Pedestrian Circulation Plan - Presentation by Randy Waltermeyer, Project Manager and Director of Transportation for the Chester County Planning Commission - They are approaching 7 municipalities with this plan. He is requesting endorsement to the BOS. He gave the BOS an update in December 2012. The Advisory Committee for the plan has met several times in the past 18 months. Public meetings have been well attended and feedback has been positive. There is no direct obligation or responsibility to the municipalities. He recommends that the Commission members review the entire plan on the CCPC website.  
Adam asked about the goal timeline. Randy explained there is no absolute timeline. One step will be to look at the ordinances to see if they need to be amended.  
George likes this plan because, when you think about all the people who take their bikes to the shore, there should be a demand for this.  
Nate likes the report. Since East Goshen is the furthest East is there a plan to connect to Okehocking or Ridley Creek Park? Randy mentioned that the Patriots Path into Malvern may come south into Delaware County.  
Nate asked what the plan is for Paoli Pike. Mark feels a feasibility study will have to be done. Because of the traffic volume and width of the road, the path should probably be a separate trail instead of widening the road.  
Nate moved to recommend that the Board of Supervisors endorse the Central Chester County Bicycle and Pedestrian Circulation Plan and encourage the Comprehensive Plan Task Force to

include the plan into the 2015 East Goshen Township Comprehensive Plan update. George seconded the motion. The motion passed unanimously.

#### **D. APPROVAL OF MINUTES**

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

#### **E. SUBDIVISION PLANS**

1. 1637 Manley Road – John Smerga, engineer, was present to represent Mrs. Patricia O’Neill, property owner. He explained that this is a 5 acre lot on the NS of Manley Road west of Pheasant Run. A stream goes south to north through the property. Maps of the floodplain differ slightly. He approached FEMA to request that a LOMA (Letter of Minor Adjustment) be put in place. The proposed lot is upstream from the floodplain. This is a non-engineered stream. Mark wants to be sure there will be no flooding. John is confident the sight distances won’t be a problem. The existing lot will stay as is with a house, paddock and barn.

Dan commented that the plan shows a spillway. Was there a dam? John explained that there was a pond which was abandoned, so there is only a stream now. These structures are still there. There will be public sewer.

Nate asked if he can work with FEMA and submit a land development plan. John has a problem with the grade on one side of the stream on the current FEMA map. Mark mentioned that he can move the request along if 80% of the area is not floodplain.

Public Comment: James Lamont, 209 Edith Lane, lives next door. Manley and Edith has become a busy intersection. He is concerned about traffic on the road and where they plan to put the driveway. He is also concerned about the water that comes down Manley from Windermere apartments. He has seen a backhoe in the stream.

Adam asked if the Township had plans to adjust the culvert size. Mark commented that it is working and there is no plan to change it.

#### **F. LAND DEVELOPMENT PLANS**

1. Goshen Meadows Apartments – The applicant was represented by Mark Thompson, attorney; Dennis O’Neill, engineer; and David Plonik, architect. Mark Thompson reported that they received a clean review letter from the township engineers. Dennis O’Neill reported that there will be a total of 62 units. The size of the buildings was increased slightly to accommodate ADA requirements. The ADA entrance is the one that is the closest to the parking lot of the building. There will be a 2500 sq. ft. area for a fenced dog park. The sidewalk will lead to the existing pool. In the wooded area, there is a bridge across a stream to an unused tennis court. They will repair the bridge and clean out the area to make additional walking space. In the entire complex, 54,190 sq. ft. of recreational space is provided. On April 10, 2013, the Conservancy Board approved the landscape plan. Some additional species were added in order to keep the number of plants in one species to 10.

Al questioned the mulch paths and asked if there is a way to keep it in place. Dennis is not aware of any netting to put on top of the mulch.

Adam mentioned the emergency exit onto West Chester Pike. He is concerned about the grass cover and recognition of the path. Dennis is looking at stamped pavement which won’t have the grass cover.

Jim commented that native plantings from that period of time are marked in red on the landscape plan. Dennis explained that the landscape architect researched the plants that were growing in this area from 1850-1900.

George is concerned that, if the tennis court was allowed to decay, what might happen to this project? Dennis commented that the new owner, Metropolitan, took over the property 15 years ago and the tennis court and bridge were in disrepair then.

Dan questioned the new walking area in the floodplain. Dennis explained that there is an existing walkway and bridge. They will clean out the invasives and put down mulch.

Dan asked about grade changes. Dennis explained that the emergency exit road grade needed to get a fire truck in would require removal of lots of dirt. They used berms to change the grades to tie into the existing grade. Drainage areas were maintained. All roof drains go to subsurface basins.

David Plonick described the floor plans. Anyone parking in handicapped spaces will be able to come right into the building. The units are 1,100 sq.ft., 2 bedrooms, 2 baths with a 100 sq. ft. balcony. These buildings are 2 bdrms because the majority of the existing buildings are 1 bdrm. The historic house will have 1 unit on the 2<sup>nd</sup> floor and 1 unit on the 3<sup>rd</sup> floor about the same size as the new buildings. The 1<sup>st</sup> floor will have the rental office for the community and a fitness room.

Sue pointed out that, on the plan, there is a condition to consider designing the new buildings to look like the historic building. This is the first time the Commission has seen a rendering of the buildings and they don't have anything that connects to the historic building. David mentioned that they met with a historic consultant who recommended the 3-line explanation that is on the plan. The historic building will stand out in this plan. The stucco, trim, roofing, masonry, repairs to windows and porch will be done to the historic building.

Al made the following motion: The subject property is located at 1325 West Chester Pike, West Chester, PA 19382. The applicant has received conditional use approval from the Board of Supervisors on September 4, 2012 with ten (10) conditions. The land development plan proposes to develop the property and construct five (5) new apartment buildings with a total of 60 new apartment units and to adaptively reuse the existing historic resource with two (2) residential apartments, a fitness room and rental office for the community.

Madame Chairman, I move that the Planning Commission recommend Preliminary/Final approval of the Goshen Meadows Investors, L.P. Land Development application and plans dated October 17, 2012 and last revised May 17, 2013 with the following conditions:

1. The Applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 5/31/2013 prior to approval.

2. The Plan shall not be released for recording until all of the escrow for the improvements depicted on the plans has been posted.

3. The Applicant shall pay 10% of the sewer tap-in fee for the entire project to reserve the sewer capacity for the project, prior to the plans being released for recording.

4. The Applicant shall pay an impact fee of \$396.25 per trip for the project prior to the issuance of any building permit.

5. 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.

Jim seconded the motion. The motion passed unanimously.

#### Public Comments:

Steve DiAntonio, 8 Reservoir Rd. – He feels that moving that much soil will disturb the root systems of the trees. Mark commented that all of the trees above this area are going to be removed. Steve mentioned the height of the power lines at the emergency exit. Mark will check this out tomorrow.

Steve asked about the height of the berm near his property. Mark stated it is a 1 story slope and explained how it is calculated.

Steve asked about placement of plants on the berm. Adam showed him on the plan where everything will be placed.

### **G. ORDINANCE AMENDMENTS**

The Commission reviewed the clean copy of the WCF Amendment as per the Pennsylvania Wireless Broadband Communications Act. Nate moved that the Planning Commission

recommend that the Board of Supervisors approve the Zoning Ordinance incorporating the new requirements outlined in the Pennsylvania Wireless Broadband Communications Act, P.S. 53 and some minor changes to the annual reporting requirements. Al seconded the motion. There was no discussion. The motion passed unanimously.

**H. SUSTAINABLE COMMUNITIES ASSESSMENT**

Mark explained that this document contains the opinion of the Brandywine Conservancy as to where East Goshen is now regarding sustainability. The Commission should review the SCA and recommend that the BOS review it and forward any comments to the CPTF.

**I. GOALS**

The 2 goals that were given by the BOS were reviewed. Nate and Dan will look up examples of solar ordinances for the Commission to review.

**J. ANY OTHER MATTER**

Mark announced that Liberty Towers is selling their tower bases to Sigwire. There are 290 sites, 35 sites completed, for \$33 million. There will be no change in the Township contract.

**K. ADJOURNMENT**

The next meeting will be held on Wednesday, July 3, 2013 at 7:00 pm. There being no further business, a motion to adjourn the meeting was made by Dan and seconded by Adam. The meeting adjourned at 9:30 pm.

Respectfully submitted, \_\_\_\_\_  
*Ruth Kiefer, Recording Secretary*