

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
July 3, 2013

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, July 3, 2013 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, Adam Knox, George Martynick, and Jim McRee. Also present was Mark Gordon, Township Zoning Officer.

COMMON ACRONYMS:

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

A. CALL TO ORDER

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

None

C. NEW BUSINESS

None

D. APPROVAL OF MINUTES

1. Sue noted that the minutes for the June 5, 2013 meeting were approved as corrected.

E. SUBDIVISION PLANS

1. 1551 Colonial Lane – John Mullin of Mullin Engineering represented the applicant Sunny Ridge Farms, LLC. This is a 5.5 acre parcel zoned R2, which allows 1 acre lots. They are proposing to remove the vacant house, barn, patio, driveway, and pool and replace them with 4 single family homes. Three will be on 1 acre lots and the 4th will be 1+ acre. Because of the steep slope on the property, Adam asked about storm water management. John replied that each lot will have an underground seepage bed. Increased water to the road will be caught in a dry well on each lot. George asked about the condition of the road. John replied that they will widen Colonial to match Cornwallis. Jim voiced a concern about the width of the road and parking. Perhaps it should be parking on one side of the road. Mark commented that this could be listed as a condition. They will have public sewer but on-site water. Richard Bunn, owner of Sunny Ridge Farms, mentioned that they are having discussions with AQUA but the cost is very high. Mark commented that the Township could support him and give a letter to AQUA encouraging them to bring a water line into this street. George commented that there are a lot of trees on this property that need to be removed. Mark explained to John that they should indicate on the demolition plan which trees will be removed. Also, they should show how the remaining trees will be protected during

construction. Adam also wants to know how they will control erosion during construction especially for the residents on the south side of the street.

Jim pointed out that the house on lot 1 appears to be close to the property line. They need to leave more space for any future expansion.

PUBLIC COMMENTS:

Ronald Woodworth, 1550 Colonial Lane – Mr. Woodworth pointed out that when the last developer came in about this property, it was the general consensus of the neighbors that there should only be 3 houses on the property. To the east of his property, there is another subdivision being done. He is concerned about density and the traffic at the intersection with N. Chester Road. Also, he has a well for water that is 40 feet deep. Now there will be 5 houses drawing water. He commented that the Commission shouldn't think that the interest isn't as great as it was for the last plan. This is the evening before a holiday and he changed his plans to be here. He is a businessman and understands the desire for the maximum return. He knows this is a preliminary plan. He is concerned about the runoff from the steep slope and feels the Township should look at public water. If his well goes dry after development, he feels this extenuating circumstance will be the impact that caused it.

Mark recommended that the developer hire a hydrologic engineer to look at the well situation and provide recommendations. He mentioned that the County requires a well to be at least 200 feet deep now and the Fire Marshall will also look at public water. He mentioned that there will be at least 2 more meetings with the Planning Commission about this project before it goes to the Board of Supervisors.

George assured Mr. Woodworth that the members of the Commission understand his concerns, however, the four 1 acre lots are within the Township code. The meeting with the last developer in December 2012 was only a sketch plan. This plan is more formal than that.

Carmen Dannunzio, 1548 Colonial Lane – Mr. Dannunzio asked how close these houses will be to his. Mark reviewed the plan with him.

George asked both residents, compared to the way the property is now, would they welcome development. Mr. Dannunzio responded yes, it is awful and unsafe right now. Mr.

Woodworth responded yes but with only 3 houses.

Mark mentioned that the next Commission meeting is Wednesday, August 7, 2013. In the next 2 weeks, the Township should receive the review by the Township engineering firm, so Mr. Mullin can respond to that at the next meeting.

F. LAND DEVELOPMENT PLANS

None

G. ORDINANCE AMENDMENTS

None

H. ANY OTHER MATTER

1. Sue reported that, at their meeting this week, the Board of Supervisors reviewed the Community Sustainability Assessment results with John Theilacker of the Brandywine Conservancy in reference to the Comprehensive Plan update.
2. The review of solar energy systems was tabled.

I. ADJOURNMENT

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

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary