

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
September 4, 2013

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, September 4, 2013 at 7:00 p.m. at the East Goshen Township building. Members present were: Vice Chairman Dan Daley, Adam Knox, Al Zuccarello, George Martynick, Jim McRee, and Nathan Cline. Also present were Mark Gordon, Township Zoning Officer; and Monica Close, Historical Commission.

COMMON ACRONYMS:

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

A. WORKSHOP DISCUSSION – 7:00 TO 7:30 PM

1. August 7, 2013 minutes were reviewed and approved as corrected.
2. 1551 Colonial La – Mark mentioned that Mike Conrad, Township engineer, will meet with the applicant to give final direction for a final revision. Regarding the concern about wells going dry, the Planning Commission can recommend that a hydraulic analysis be done to determine what impact, if any, three additional wells would have. Mr. Woodworth has had no issues even during past years when others in the area had to drill deeper wells. Traffic was discussed. It is felt that the stop sign will be more visible when a house is built on the corner. Public water/sewer – Mark commented that several homeowners could connect.
3. CPTF – There will be a special meeting next Wednesday, August 11, 2013 at 7:00 pm to discuss the town center concept. Dan will discuss this later in the meeting.
4. Solar Energy – Dan will lead a discussion later in the meeting.

B. FORMAL MEETING – 7:30 PM

Dan called the meeting to order at 7:30 pm and led those present in the Pledge of Allegiance. There was a moment of silence for our troops. Dan asked if anyone would be recording the meeting. There was no response.

C. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

D. APPROVAL OF MINUTES

1. Dan noted that the minutes for the August 7, 2013 meeting were approved as corrected.

E. TRACKING LOG

1. Dan noted that today is an action date for 1551 Colonial Lane.

F. SUBDIVISION AND LAND DEVELOPMENT PLAN

1. **1551 Colonial Lane** – John Mullin of Mullin Engineering represented the applicant Sunny Ridge Farms, LLC. He provided a copy of his response to the Yerkes review letter. John mentioned that since the last meeting he did a site walk with the Conservancy Board. They requested that 3 trees be saved – 48” ash, 30” poplar and 24” oak. John commented that they will be able to save several other trees and will be cutting less than 20%. He included a landscape plan in the revised plan, which contains street trees. They identified the existing water source at the intersection of Colonial and Rt. 352. Mark thinks it is closer to Paoli Pike.

John feels the soil is well drained so it is highly unlikely there would be an impact on existing wells.

George would like to see the road lined with trees similar to existing trees. Mr. Richard Bunn, owner of Sunny Ridge Farms, commented that there will be significant concentration on landscaping to make the homes beautiful. Mark will provide a copy of the landscape plan to the Conservancy Board. John will attend their meeting next week.

Dan asked about the width of the road. John said they will widen the road to match the first section of Colonial – 20 feet curbed.

Mark mentioned that the applicant can make a recommendation for an additional stop sign but it will have to be added to the ordinance. Police are trying to slow the traffic on Cornwallis. The speed limit is 25 mph but people still go through the existing stop sign. Also, residents can present a petition to the BOS. The school bus picks up on Rt. 352 because there is no room to come in and turn around.

Mark is concerned about level spreaders on two lots and the amount of water going onto the neighbor's property. Nate made suggestions for diverting the water. John commented that there were 4 tests done. Stormwater was discussed. Mark commented that they may want to remove some trees in the front to locate a stormwater basin, so the backyard won't be a problem in the future.

Dan asked Mr. Bunn about the houses. Mr. Bunn verified that he is a developer, the homes will be semi-custom, cost about \$700,000, and there will be 2 models. They will build 2 spec houses.

Public Comment:

Dolores Higgins, 904 Vista Drive – commented that public water for this area is always discussed whenever a project is presented for the Perakis property at Paoli Pk and Rt 352.

Also she commented that the school buses use Vista Drive to cut through to Colonial Lane.

The applicant agreed to give a 60 day extension.

G. COMPREHENSIVE PLAN UPDATE

Town Center – Adam commented that East Goshen is heavy residential. More commercial is needed to help with the taxes. He would like to remove the R zoning from the NE corner of the intersection at Paoli Pk. and Rt. 352, the Perakis property. Adam mentioned that some townships say no to plans and tell the applicant what they will accept, but that may not be profitable so the plan dies. Nate recalled the meeting with Dunkin' Donuts and feels this kind of retail is needed to pull the Goshen Village center together. The Township has to be flexible.

Public Comments:

Dolores Higgins commented that she has lived in East Goshen for 35 years and tried to buy the Perakis property but it didn't succeed. She has watched Mr. Perakis come in with mostly commercial ideas but he never does anything. The Township worked a long time on the carriage home plan to make it work, but he never did it. She would like to have the historic home become a part of East Goshen's historic assets. Mark commented that Mr. Perakis wants C2 in the front of the property and residential behind the historic house.

Monica Close suggested a medical office building on that corner. Dan pointed out that the 1450 Boot Road Executive Center is always filled.

Price Property – Dan mentioned that this property is residential, located on Ellis Lane across from East High School. The historic home has its own parcel. The zoning is R2 – SFR 1 acre with the option to reduce lot size and give back open space. They could do cluster housing and put in smaller homes. Mark commented that this option could be added to the R zoning types instead of changing the zoning. Currently they can go to 20,000 sq ft lots. The option is to go to 10,000 sq ft. Mark commented that this is the last chance to do something for affordable housing. Mark pointed out that the West Chester Area School District purchased 2 lots on the northern side of the Price property for athletic fields. Nate asked if this could have a potential to be part of an

open space conservancy. George liked this idea. He feels that if houses are built there, tax rates will have to increase to cover the cost of the infrastructure and additional children in the schools. Al pointed out that the charge of the Commerce Commission is to maintain and increase the commercial retail areas. Rt 3 and Paoli Pike are the two areas in East Goshen that need to be spruced up to make people want to go there to shop. Some of the long term business owners have ideas that should be heard.

H. OLD BUSINESS

1. Zoning Ordinance Review – Solar Energy. Dan reviewed the objectives in Chapter 2 of the 2005 Comprehensive Plan. He feels these goals are good ideas but the action items were difficult. They should be implemental in the new CP.

Al suggested that the Planning Commission and Commerce Commission have a few joint meetings throughout the year to review and discuss ideas. Al mentioned that a developer is coming to meet with the CC and take a ride around East Goshen to see what can be developed. Nate agrees that these discussions are important to plan for the future. He suggested increasing the commercial area on Paoli Pike from Rt. 352 (Perakis) to Reservoir Rd (vacant lot). If you want to include residential make it dense. Change the zoning to allow apartments over top of the retail.

Dan mentioned that the BC wants to meet with the business owners but the BOS won't approve the additional cost to the CP process. Mark commented that this is what the special meeting next Wednesday is for. The BC is willing to fund ½ of the cost through grants.

Dan commented that solar requirements/limitations in the ordinance are important because of the solar fields going up around the County. He feels the PC should plan for this.

Mark mentioned that 2 years ago there was some activity because of the grants the government was giving but not much now. Residential allows panels on the roof. Dan doesn't want solar fields put in residential as a business to sell back the power. West Bradford limits the amount you can put back into the system. Jim feels in the future residential will be able to generate more than they need so the community could have it as a backup in case of an emergency. Dan feels that solar fields will impact visual, storm water, etc. He wants required screening and limits on sun glare. The storm water issue is, are the panels considered impervious? Is it the whole panel or just the pole coming out of the ground? Nate commented that the DEP takes into consideration the slope of the ground. He will check on the ordinance for the solar field installed at Longwood. They used special grasses, etc.

Dan will go through the information Mark gave everyone and the West Bradford ordinance and make some recommendations based on what these other townships have done.

ADJOURNMENT

The next meeting will be held on Wednesday, October 2, 2013 at 7:00 pm. There being no further business, a motion to adjourn the meeting was made by Al and seconded by George.

The meeting adjourned at 9:30 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary