

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
November 6, 2013

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, November 6, 2013 at 7:00 p.m. at the East Goshen Township building. Members present were: Co-Chairman Dan Daley, Nathan Cline, Adam Knox, and George Martynick. Also present were Mark Gordon, Township Zoning Officer; Ginnie Newlin, Conservancy Board; and Janet Emanuel, Township Supervisor.

COMMON ACRONYMS:

BOS – Board of Supervisors

SWM – Storm Water Management

BC – Brandywine Conservancy

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

A. WORKSHOP 7:00 PM

1. 1637 Manley Road – Subdivision – The FEMA defined flood zone was identified. They need to show the drainage plan with the preliminary plan. Mark feels they will ask for a waiver. George questioned the location of the driveway since speeding is a problem on this road.
2. 1444 Linden Lane – sketch plan – Mark explained that they want a variance to build a one-car detached garage and need a variance of 10 feet.
3. 1551 Colonial Lane - Mark commented that the Yerkes review letter has some comments. The applicant feels he can do everything except the PADEP issues. Dan noticed some storm water changes in this plan. Mark explained what they want to do with the 15” perforated pipe. Nate feels it is one long level spreader. Dan voiced concern that the water is now going down toward the side road. Mark mentioned that the Commission can ask for an extension.
4. New Storm Water Ordinance – Mark commented that the Township has been doing Storm Water Management for about 10 years. The Township Solicitor recommended some changes. What the Commission members have is what will be submitted to the BOS. Under 500 sq. ft., the project doesn’t have to be engineered or recorded with the County.
5. Minutes of the October 2, 2013 meeting are approved.
6. Zoning Ordinance – Mark and Rick will provide a draft of the part of the ordinance that the Planning Commission is going to review instead of working on wording at a meeting.
7. Energy Conservation – Dan passed around copies of Landscapes II and asked for input before the next CPTF meeting on November 25, 2013. Also, the CPTF will discuss land uses in the town center.

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. REVIEW OF TRACKING LOG

Dan pointed out that there are 3 items on the log as follows:

- a. 1551 Colonial Lane – need to take action on this
- b. 1637 Manley Road
- c. 1444 Linden Lane

D. PUBLIC COMMENT ON NON-AGENDA ITEMS

Ginnie Newlin announced that the Conservancy Board is having a planting on Saturday, November 16, 2013 at 9:00 am. They need volunteers.

E. APPROVAL OF MINUTES

1. Dan noted that the minutes for the October 2, 2013 meeting were approved.

F. SUBDIVISION AND LAND DEVELOPMENT PLAN

1. **1551 Colonial Lane** – John Mullin, engineer, explained the storm water changes they want to make. Instead of coming down the rear of the property, the water will go through the pipe to the dry wells. Four dry wells will tie into the pipe and the water will be distributed.

The Township Solicitor has to review the plan and they need a clean letter from Yerkes.

John noted that, for the street trees, he used trees recommended in the Township ordinance except ash trees. John mentioned that he met with the Conservancy Board. Ginnie Newlin commented that she liked that they are trying to save as many existing trees as possible and thanked John for that.

Mark mentioned that the traffic impact fee will be \$396.25 x 3 for the additional trips. Colonial Lane will be a through street and Cornwallis will remain a stop street. Colonial Lane will be widened and paved around the cul-de-sac.

John feels there will be negligible impact of the neighbors' wells. Also the four houses will face Colonial Lane.

Nate pointed out that this is a preliminary plan. Adam had John verify that there is another plan coming with these changes. Mark commented that they can wait one month, but, he feels that, with the changes, a clean letter can be obtained before November 19, which is the next BOS meeting.

Public Comments:

Ginnie asked about serpentine rock plants. John has not found any serpentine plants.

Motion: George made a motion that the Planning Commission recommend that the Board of Supervisors approve the Preliminary Subdivision and Land Development Plan of Sunny Ridge Farms LLC to subdivide and develop the parcel at 1551 Colonial Lane as depicted on the plan dated 6/25/13 and last revised on 10/17/13 with the following conditions:

1. The Applicant shall address all remaining comments outlined in the review letter dated 10/31/13 to the satisfaction of the Township engineer prior to approval by the Board of Supervisors.
 2. 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.
 3. The plan shall not be released for recording until escrow for the improvements depicted on the plans has been submitted and approved by the Township.
 4. The applicant shall pay the traffic impact fees of \$396.25 per trip for 3 additional trips for the project prior to the issuance of building permits for the homes.
- Adam seconded the motion.

After discussion, Dan listed the following amendments to the motion:

- a. The Storm Water Maintenance Agreement will be reviewed by the Township Solicitor and Engineer prior to going to the Board of Supervisors.
 - b. A note will be added to the plan that the street tree locations will be reviewed with the Township prior to planting.
- Adam seconded the amendments. The motion and amendments were passed unanimously.

G. NON- AGENDA ITEM

Glenn Bentley, AICP Planner, 247 Section, Chester Co. Planning Commission, was introduced by Mark Gordon. Mr. Bentley explained that the CCPC decided to have a staff member visit the municipalities to discuss improving CCPC service to them. He had a few questions to ask the Commission.

1. What is the process for training new PC members? George answered that they are asked to attend 20/20 sessions and take the Master Planner course.
2. When the CCPC review letter is received, how do you handle it? Dan explained that it is included in the packet that the Commission members receive before the meeting. They review it with the applicant.
3. Are the CCPC reviews helpful? Dan answered that they are usually helpful. The Township engineer usually covers what is in the CCPC letter.
4. Any suggestions to add to or expand the review? Glenn commented that they can do GIS coverage, aerial photography, etc. Dan agreed that a GIS map would be helpful. Dan uses chescoviews on line. Nate suggested attaching information about the documents to be used for the projects.
5. Would East Goshen like to be able to use a CCPC member as a consultant on some projects? Dan answered yes.
6. Would East Goshen like to receive the review letters by email? Mark answered yes and would like it to go to all PC members. Glenn commented that they only use one contact. The email will go to Mark Gordon.

Glenn verified for Dan that the CCPC recommendations do not require regulatory action. He mentioned that when he has completed his visits, each municipality will receive a draft of any new policy. The CCPC is getting new software that will help them with their analyses.

H. SUBDIVISION & LAND DEVELOPMENT (Cont'd)

1637 Manley Road – John Smirga represented the applicant Patricia O’Neill. He mentioned that this is a 5.8 acre property with a stream that goes through it. It has a Zone A flood plain. LOMA from FEMA was done. FEMA approved the movement of the line. A 1.22 acre lot has been defined as out of the flood plain so the stream is off the new lot. The stream crosses the street in a culvert. There will be public sewer and a well. Mark mentioned that public water is available on Manley.

Dan mentioned that the ordinance requires a proposed development plan with a subdivision plan. They will need a variance to waive that requirement.

John verified that the sight distance is 300 feet in both directions at 25 mph. Mark mentioned that the speed limit is being raised to 35 mph so they will need to verify and show the change this will cause. Mark mentioned that the plan was sent to Yerkes. John will send a letter to the Township asking for the waiver.

Public Comment – None

I. CONDITIONAL USES & VARIANCES

1444 Linden Lane – Sketch Plan. Applicant and property owner John Podhiny was present. John explained that they are seeking input from the Planning Commission on a possible request for a zoning variance to construct a 12’ x 20’ one car garage within the side yard setback of their property. The new garage will be finished in the same style as the house with shingles, vinyl siding and shutters of the same type and color. The garage will be built on a concrete slab. The property was surveyed and indicated that a garage of this size could be placed at the end of the driveway but would be 10’ from the property line. He spoke with his neighbors who are ok with it. There are 4 sheds at the end of driveways on his street. They have a 2-tier deck and pool in back of the house.

Nate asked if hardship has to be applied. Mark explained the 5 step process and Adam described a hardship. Nate suggested that he get a letter from his neighbor. Janet advised him to ask for the least amount of feet in the variance.

Public Comment – Tony Celia, 705 Sycamore Dr., is a neighbor. He came to observe the meeting because he wants to add another bay to his current garage. It would probably put him into the setback. Dan encouraged him to submit a sketch plan.

J. COUNTY WIDE ACT 167, STORMWATER MANAGEMENT ORDINANCE

Mark explained that over the last 2 years or so the Chester County Water Resources Authority has developed a County wide stormwater management ordinance model for all municipalities to adopt. The ordinance before the Commission is the Ordinance that the Township staff and solicitor have drafted for consideration.

Motion: Nate made a motion that the Planning Commission recommend that the Board of Supervisors adopt the enclosed Stormwater Management Ordinance repealing the existing ordinance, 129-M-03. Adam seconded the motion.

Public Comment: Bill Egan, 1422 Mill Creek Dr., asked if the Ordinance requires an annual review or inspection. Mark explained that under the new ordinance, everyone that has a drainage plan will need to have it inspected every 2 years.

The motion passed unanimously.

K. OLD BUSINESS

A. Zoning Ordinance Review

1. Mark commented that he created a summary list of recommendations for Articles I-IV. He asked the Commission members to review it and give him input.

2. Solar Energy – Dan reported on the research he has done so far using information from Concord Township and Monroe County. He reviewed East Goshen’s current ordinance which allows solar energy in all districts except R1 (Hershey’s Mill). He mentioned that Monroe County restricts the size and states that they can’t sell the energy. George mentioned that firefighters can’t break through these units on the roof. Dan suggested the use be an accessory to the property and not larger than 50% of the roof. Mark suggested that outside the R district is should be a conditional use.

B. Dan reported that the next CPTF meeting will be November 25 and they will discuss energy conservation.

ADJOURNMENT

There being no further business, Adam moved to adjourn the meeting. George seconded the motion. The motion passed unanimously. The next meeting will be held on Wednesday, December 4, 2013 at 7:00 pm. The meeting adjourned at 10:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary