

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
December 4, 2013

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, December 4, 2013 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, Adam Knox, Al Zuccarello, George Martynick and Jim McRee. Also present were Mark Gordon, Township Zoning Officer; Ginnie Newlin, Conservancy Board; Janet Emanuel, Township Supervisor; Erich Meyer, Park & Recreation Commission; and Bill Egan, resident.

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

Sue called the meeting to order. She led the Pledge of Allegiance and a moment of silence to remember our troops.

The minutes of November 6, 2013 meeting were reviewed. Sue noted they were approved.

Sue mentioned that the CPTF will not have a meeting in December.

Mark explained that the Historical Commission hearing is for two historic resource properties that are asking to be removed from the East Goshen Township Registry.

B. FORMAL MEETING – 7:15 PM

Sue asked if anyone would be recording the meeting. There was no response.

C. PUBLIC COMMENT ON NON-AGENDA ITEMS

George commented that the Public Works Department repaved the streets in Grand Oak and dealt with drainage problems. They did a remarkable job addressing these long time issues.

D. SUBDIVISION AND LAND DEVELOPMENT PLAN

1. **1551 Colonial Lane** – John Mullin, engineer, explained that the new plan everyone has answers issues in the Yerkes letter and has been revised as of November 6, 2013. He pointed out the changes in the storm water management. Adam pointed out that page 5 in his copy of the plan did not have the changes John was describing regarding a plunge pool. It was discovered that, although the revision date was November 6, only John had the actual updated plan. Mark needs to have the revised plans resubmitted. Other issues not shown on the plan are:

Street widening and paving on page 10 needs to have an overlay

Detail for the plunge pool needs to be shown on page 9

The landscaping plan needs to have a note added listing species of trees

After more discussion, George moved that the Planning Commission recommend that the Board of Supervisors approve the Final 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 11/6/13 with the following conditions:

1. The applicant shall address all remaining comments outlined in review letter dated 11/27/2013 prior to signing the plans.
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 the project prior to the issuance of building permits for the homes.

5. The applicant shall submit revised plans especially for the plunge pool and agree to specifications for the road widening and paving.

Jim seconded the motion. Adam wants to add a condition to be sure that the plan John has is the plan Yerkes reviewed, otherwise the motion will be null and void. George moved to add this 6th condition to the motion:

6. Township Staff will confirm with the Township Engineer that the plan the applicant has is the one reviewed by Township Engineer, otherwise, this motion is null and void.

Jim seconded the amendment to the motion. A vote was taken and passed by 4 yes to 1 no – Sue wanted to see the actual revised plan before giving approval.

Public Comment:

Bill Egan asked for a description of a plunge pool. John explained that it is a trench or hole full of stones to slow the flow of water and prevent erosion. Bill recalled from previous discussions that the water would be taken away from the properties and discharged on township land. Mark explained why it is being directed to the wetlands. Bill raised the issue of impaired streams due to development. John commented that the water will go into the dry wells first before discharging to the stream, which cleans the water. George commented that a lot of the damage due to sedimentation into the streams has been done over time. In this particular development plan he feels these issues are covered.

2. 1637 Manley Road – John Smirga, engineer, reviewed the plan – a 5 acre lot will be subdivided into 2 lots – 1.23 acre and 3+ acres. He met with the Township Engineer and revised the plan as follows:

1. Showing proper meets and bounds and right-of-way on Manley Road
2. He got a traffic engineer to review the sight distance of the proposed driveway. John provided copies of the letter from the engineer which shows that they have sufficient distance if 8 trees are removed along the road.
3. He has repaired the riparian buffers showing trees that will be planted along the stream. He also shows the buffer as 50 feet from the top of the bank.
4. John supplied copies of the letter from Environmental Management & Consulting which stated that based on their site visit and applicable standards, there are no wetlands located on this property.
5. John located all trees on the property, which are oaks, maples and beeches. He located all rock masses coming out of the ground. He walked the 1 acre site with the potential builder. They will remove only 7 trees from this very wooded lot. When you take out the floodplain and area of stormwater management, there is still 84% utilization.
6. One EDU has been reserved.

The township engineer has the latest plan for review.

George asked if the proposed driveway is on the crest of the hill. John answered that it is less than 6 inches from the crest, very close to the crest of the hill. George is concerned about speeding on this road. John commented that the minimum sight distance was 216 ft. They will have 280 ft. in one direction and 300 ft. in the other.

Public Comment:

Ginnie asked about the size of the trees. John answered that the maples are up to 40", the oaks are up to 20" and the beech trees are not very big. There are no copper beeches which are rare. John asked for tentative approval of the plan based on the comments from the Conservancy Board meeting next week. He is requesting a waiver of the development plan. That will be the second stage plan for the building. Approval would show potential buyers that the lot can be developed. Mark reviewed the 90 day process. The Commission will not give approval without comments from the Conservancy Board.

E. ANY OTHER MATTER

1. Sue mentioned that her 2 year term as Chairman is done as of the end of the year. Al and Jim believe that their terms on the Commission end 12/31/13.
George moved to recommend Dan for Chairman. Al seconded the motion. The motion passed unanimously.
Sue moved to recommend Adam as Vice-Chairman. Al seconded the motion. The motion passed unanimously.
2. Jim mentioned the letter about the pipeline that the Commission members received. There was some discussion about this issue.

ADJOURNMENT

There being no further business, Adam moved to adjourn the meeting. Jim seconded the motion. The motion passed unanimously. The next meeting will be held on Wednesday, January 8, 2014 at 7:00 pm. The meeting adjourned at 9:40 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary