

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, January 8, 2014
7:00 PM**

Workshop Session: 7:00 PM to 7:30PM (Board Room – Open to the Public)

Formal Meeting: 7:30PM (Board Room – Open to the Public)

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting**
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
 - 1. December 4, 2013**
- F. Acknowledge Receipt of New Applications
- G. Subdivision Plans
 - 1. 1637 Manley Rd. - Subdivision Plan**
- H. Land Development Plans
- I. Conditional Uses and Variances
- J. Ordinance Amendments
- K. Comprehensive Plan Update
- L. Old Business
 - 1. Zoning Ordinance Review
 - a. Solar energy sample ordinances
- M. New Business
- N. Any Other Matter
- O. Liaison Reports
- P. Dates of Importance**

Jan 06, 2014	Board of Supervisors Annual Re-Org.	6:15 PM
	Formal Meeting to Follow	
Jan 07, 2014	Board of Auditors Re-Org	7:00 PM
Jan 08, 2014	Planning Commission	7:00 PM
Jan 08, 2014	Conservancy Board	7:00 PM
	Ann Toole, Conservancy, Historical - Focus Group	
Jan 09, 2014	Historical Commission	7:00 PM
Jan 11, 2014	2014 Annual Planning Session	9:00 AM
Jan 13, 2014	Municipal Authority	7:00 PM
Jan 13, 2014	Commerce Commission	7:00 PM
Jan 20, 2014	Martin Luther King, Jr. Day	
	Office Closed	
Jan 21, 2014	Board of Supervisors	7:00 PM
Jan 23, 2014	Open Space Rec. Task Force	7:00 PM
Jan 28, 2014	Friend of East Goshen	7:00 PM
Jan 30, 2014	Open Space Rec. Task Force	7:00 PM
	Open House	

Spring Newsletter – Articles to Nancy by January 31, 2014, Residents will receive by April 1.

Bold Items indicate new information to review.

Planning Commission Application Tracking Log

Application Name	Application (CU, LD, O, SD, V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Yerkes/Consultant	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date
1637 Manley Rd.	SD	P	10/24/13	11/6/13	10/24/13	10/24/13	10/28/2013		1/8/14	2/4/14	NA	2/4/2014
Bold = New Application or PC action required												

Draft
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.

1
2 **E. ANY OTHER MATTER**

3 1. Sue mentioned that her 2 year term as Chairman is done as of the end of the year. Al and Jim
4 believe that their terms on the Commission end 12/31/13.

5 George moved to recommend Dan for Chairman. Al seconded the motion. The motion passed
6 unanimously.

7 Sue moved to recommend Adam as Co-Chairman. Al seconded the motion. The motion passed
8 unanimously.

9 2. Jim mentioned the letter about the pipeline that the Commission members received. There
10 was some discussion about this issue.

11
12 **ADJOURNMENT**

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

16
17
18 Respectfully submitted, _____
19 *Ruth Kiefer, Recording Secretary*

Memorandum

East Goshen Township

1580 Paoli Pike

West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshen.org

Date: 1/03/2014

To: Planning Commission

From: Mark Gordon, Zoning Officer *mlb*

Re: 1637 Manley Rd. / Subdivision

Commissioners,

The Township engineer has recommended SD Plan approval with conditions.

Draft Motion:

Madame Chairman, I move that we recommend that the Board of Supervisors approve the Subdivision Plan for the property at 1637 Manley Rd. as depicted in the plans dated march 25, 2013 and last revised 11/11/2013 with the following condition.

1. No improvements or site work of any kind shall be permitted until a Land Development plan and application has been reviewed and approved by the Township and all items outlined in the Township engineers' letter dated 12/31/2013 have been satisfactorily addressed.



Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

December 31, 2013

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Township Zoning Officer

Re: Patricia F. O'Neill – 1637 Manley Road
Subdivision Plan Review

Dear Mark:

The following plans prepared by John Smirga and Associates have been submitted to this office for review:

- Title Plan, sheet 1 of 3, last revised November 11, 2013
- Conservation Plan, sheet 2 of 3, last revised November 11, 2013
- Proposed Development Plan, sheet 3 of 3, last revised November 11, 2013

The following supplemental information was also provided with the plan submission:

- October 4, 2013 Letter of Map Amendment determination from FEMA which identifies the extent of the 100 year flood inundation across the parcel.
- November 30, 2013 Lot 1 Driveway Sight Distance Determination letter prepared by F. Tavani and Associates, Inc.
- November 19, 2013 Wetland Determination Letter prepared by Environmental Management & Consulting, Inc.

The plans depict the subdivision of tax map parcel 53-06-0129.01 into two lots. The 4.820 acre (net) parcel is located on the north side of Manley Road at approximately 200 feet east of the Manley Road intersection with Edith Lane. Tributary 2 to Hunters Run flows from south to north across the parcel and generally follows the proposed property boundary line between lots 1 and 2. The parcel is situated within the R-2 low density residential district.

Lot 1 consists of 1.218 acres (net) of floodplain and woodland and is being created for the construction of a proposed single family dwelling. A proposed dwelling and driveway location is depicted for lot 1 but the title plan notes that any development of lot 1 will be the subject of a future development plan to be submitted for review and approval. Lot 2 consists of 3.602 acres (net) and contains an existing dwelling, detached garage, barn, and abandoned pool. The plans indicate that lot 2 is served by an on-site well and public sewer.

Professional services since 1874

1444 Phoenixville Pike, P. O. Box 1568, West Chester, PA 19380-0078 / Tel: 610-644-4254 / Fax: 610-640-0771

The plan revisions include a correction to the noted parcel area, the addition of a Conservation Plan indicating existing tree locations for lot 1, and the addition of a Development Plan indicating the location of a conceptual stormwater management system for lot 1.

All comments from my previous review letter of November 13, 2013 have been satisfactorily addressed except for the following that are numbered as they appeared previously:

Zoning Ordinance

2. Section 240-23.D.11 – Whenever a new driveway intersects a public street, the Applicant shall establish a clear sight triangle that would provide sight distance meeting PennDOT standards. The minimum safe stopping sight distance (SSSD formulaic determination) determined by F. Tavani and Associates, Inc. is 265 feet looking left or looking right from the lot 1 driveway. The formula and values utilized for the determination need to be included as part of the letter. The letter notes that the available sight distance to the left is approximately 275 feet assuming a group of approximately 8 trees are cleared and the available sight distance to the right is approximately 305 feet assuming approximately 2 trees are cleared.

The driveway clear sight distances noted on the conservation plan need to be revised for consistency with the sight distances noted in the letter. The conservation plan also needs to identify the location of the existing Manley Road right-of-way line to the east of the driveway and indicate the trees to be removed. If the trees to be removed are located outside the existing right-of-way area, then written permission for the tree removal will need to be obtained from the owner of parcel 53-60-59.

3. Section 240-24.F – Sewage facility planning modules will need to be reviewed and approved by the Township and PADEP.
5. Section 240-27.D.1 – Any residential subdivision shall give careful attention to providing attractive landscaping and the developer shall submit an overall landscape plan for all subdivisions. Landscaping for lot 1 will need to be satisfactorily addressed as part of the lot development plan submission.
6. Section 240-32.Q.2 – All pools shall have a permanent fence enclosure erected and maintained that entirely and completely surrounds the pool. The noted abandoned pool on lot 2 needs to be properly abandoned as necessary to eliminate any ongoing surface water collection within the pool. Fencing around the pool will also need to be repaired and maintained until the pool abandonment has been completed.

Subdivision and Land Development Ordinance

7. Section 205-30.B.4 – The subdivision plan will need to be signed and sealed by the surveyor responsible for the plan.

9. Section 205-30.B.10 – Manhole invert elevations for the sanitary sewer line within the Manley Road right-of-way area need to be added to the plan.
12. Section 205-37.A – A stormwater management plan and report shall be submitted for all proposed subdivisions. The review and approval of a stormwater management plan for lot 1 will need to be satisfactorily addressed as part of the lot development plan submission.
13. Sections 205-40.E & 205-66.C & .E – As part of the lot development plan submission for lot 1, testing will need to be completed to demonstrate that potable water supply, in accordance with Chester County Health Department standards, is available for lot 1.
15. Sections 205-61.D and .E – No more than 20 percent of the trees on any wooded lot may be cleared or removed and the remaining 80 percent shall be retained. With inclusion of a replanting plan prepared by a licensed landscape architect and approved by East Goshen Township, up to a maximum of 50 percent of the trees on a wooded lot may be cleared. Trees removed shall be replaced on a tree-for-tree basis and the replacement trees shall be a minimum three-inch caliper. Tree removal and replacement requirements as outlined by these sections will need to be satisfactorily addressed as part of the lot development plan submission for lot 1.

Plan approval conditioned upon the above comments being satisfactorily addressed is recommended. Please contact me if you have any questions concerning this review letter.

Sincerely,
YERKES ASSOCIATES, INC.



Michael Conrad, P.E.

Cc: John Smirga and Associates

EAST GOSHEN CONSERVANCY

December 17, 2013

East Goshen Township
Planning Commission
1580 Paoli Pike
West Chester, Pa. 19380

Re: 1637 Manley Rd. / Subdivision Plan

Dear Commission Members:

At their meeting on December 11, 2013 the Conservancy Board voted in favor of the following motion:

"Madame Chairman, I move that we recommend that the Planning Commission recommend approval of the subdivision plan for 1637 Manley Rd."

The applicant understands that the Township will require the property owner to submit full land development plans for review and approval for the lot that is to be developed.

Sincerely,


Sandy Snyder
Chairman