

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**January 8, 2014**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, January 8, 2014 at 7:00 p.m. at the East Goshen Township building. Members present were: Vice Chairman Adam Knox, Al Zuccarello, George Martynick, Jim McRee and Nathan Cline. Also present were Mark Gordon, Township Zoning Officer; 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**

Nathan Cline announced that the engineering firm he works for was approved Monday night as the Township's engineer. Therefore, he is resigning as a member of the Planning Commission.

Adam reviewed the 2 goals for 2014 that Dan suggested. These have to be presented at the annual ABC meeting this Saturday, January 11. Everyone agreed to use these goals and add a third goal regarding review of the updated Comprehensive Plan.

Mark showed the Commission a sketch plan that was presented by Vincent Angelini. He owns several properties on Cornwallis and one on Wineberry. Both roads are cul-de-sacs. He is proposing to build a street through these properties to connect the cul-de-sacs. There are stormwater issues on Wineberry. Cornwallis has 60 houses along it with no public water. Also school buses can't turn around so they don't come down the street. There are concerns about emergency situations. Next Thursday January 16, Mr. Angelini and his engineer are coming to the Township Building for a meeting with staff to discuss this proposal. Al and Janet will attend the meeting too.

**B. FORMAL MEETING – 7:30 PM**

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

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

The minutes of the December 4, 2013 meeting were reviewed. Adam noted they were approved as corrected.

**C. SUBDIVISION/LAND DEVELOPMENT PLANS**

**1. 1637 Manley Road** – John Smirga, engineer, reported that he made a presentation to the Conservancy Board and the Board recommended approval to the Planning Commission. John received a letter from Yerkes requesting confirmation of the proposed driveway sight distance. Frank Tavani's report shows that there is sufficient sight distance if 2 trees on the side of the crest in the road going to Rt. 352 are removed and 4 trees on the other side going to Pheasant Run. Mark asked about the swimming pool. John confirmed that a fence will be installed around the pool until the new owner decides if he wants to keep it or not.

John reported that a test was done on the well water for the buyer of the existing house. Yerkes will accept that report.

Al made a motion to recommend that the Board of Supervisors approve the Subdivision Plan for the property at 1637 Manley Road 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. The Land Development Plan shall be subject to the new Storm Water requirements that went into effect January 1, 2014. Jim seconded the motion. The motion passed unanimously. This will be on the Board of Supervisors' agenda for the January 21, 2014 meeting.

**E. ANY OTHER MATTER**

1. Mark distributed copies of sample solar energy ordinances for review and discussion at the next meeting. Some items briefly discussed at this meeting were:

- \* Field and/or roof installation
- \* Screening
- \* Setbacks
- \* Roof top fire safety
- \* Capacities

Adam would like to have a representative from the solar industry attend a meeting. Also, he would like input for the Goshen Fire Company Chief.

**ADJOURNMENT**

There being no further business, Al moved to adjourn the meeting. Jim seconded the motion. The motion passed unanimously. The next meeting will be held on Wednesday, February 5, 2014 at 7:00 pm. The meeting adjourned at 8:00 pm.

Respectfully submitted, \_\_\_\_\_

*Ruth Kiefer, Recording Secretary*