

1 Draft
2 EAST GOSHEN TOWNSHIP
3 PLANNING COMMISSION MEETING
4 February 19, 2014
5

6 The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday,
7 February 19, 2014 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman
8 Dan Daley, George Martynick, Jim McRee, Susan Carty and new member Monica Close. Also present
9 were Mark Gordon, Township Zoning Officer; and Janet Emanuel, Township Supervisor.
10

11 **COMMON ACRONYMS:**

12 *BOS – Board of Supervisors* *SWM – Storm Water Management*
13 *BC – Brandywine Conservancy*
14 *CPTF – Comprehensive Plan Task Force*
15 *CVS – Community Visioning Session*
16

17 **A. FORMAL MEETING – 7:00 PM**

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

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

21 Dan noted that the minutes of the January 8, 2014 meeting were approved.

22 Dan welcomed new member Monica Close who previously was a member of the Historical
23 Commission. Monica mentioned that she has already signed up for the Master Planner's course.

24 Dan thanked Sue for her 2 years as Chairman of the Planning Commission.
25

26 **B. SUBDIVISION/LAND DEVELOPMENT PLANS**

27 **1. 1637 Manley Road** – Mark gave an update. Bill Mullray of Mullray Builders, will be
28 constructing the new home. The plan has to be reviewed by the Township Engineer. That review
29 should be done in time for the March meeting, then they will go to the Conservancy Board for
30 review.

31 **2. Colonial Lane** – Waiting for the review by the Conservation District and then the Township
32 Engineer.
33

34 **C. ANY OTHER MATTER**

35 1. Cornwallis/Wineberry - Mark reported that they met with Mr. Angelini about his proposal to
36 connect Cornwallis and Wineberry. His engineer stopped in to get the new Storm Water
37 Management paperwork. Janet mentioned that the BOS is concerned about the neighbors who
38 have been on a cul-de-sac and now will have a through street. They discussed making it an
39 emergency access road.
40

41 **D. COMPREHENSIVE PLAN UPDATE REVIEW**

42 1. Chapter 3, Land Use, rough draft - Dan explained the layout that is being used. Also, the
43 Planning Commission will be assigned responsibility for this Chapter 3.

44 Cluster housing – George mentioned that, in previous discussion about the remaining land that
45 can be developed, cluster housing was less desirable. Mark explained that Single Family Open
46 Space (Harlan Development) has much smaller lots than cluster. Examples of cluster housing are
47 Bow Tree and Grand Oak. Dan feels that cluster would be preferred on the Ellis Lane property
48 because of the natural resources. The PC members agreed to have the wording changed in the
49 chapter to promote the use of cluster housing. Also, remove reference to bars and/or taverns.

50 Trails – Mark mentioned there may be funding for trails. When the Comprehensive Plan and
51 Open Space & Recreation Plan updates are done, they will help the Township qualify along with
52 the Chester County Comprehensive Plan. The condition of the bridge on Paoli Pike is a concern.
53 Dan commented that McCormack Taylor does bridge inspections for the County.

1 Tier 1 – The last item mentions amenities for companies in the business parks. Dan feels these are
2 meant for the businesses only. Jim questioned inclusion of hotels and restaurants. Janet spoke
3 about the hotel that is planned for the northwest corner of Gay St. and Walnut St. in West
4 Chester. The plan is complete and approved but they can't get a hotel chain to fund it. She is not
5 sure anyone would fund a hotel out here. Jim feels these would be for the businesses and not the
6 public. Janet mentioned another use – day care for the corporate park. Mark commented that this
7 is not an approved use. Dan feels the idea for these items is to promote economic development.
8 Sue feels it would be easy for employees to walk to, but, George pointed out that the current delis
9 and restaurants in East Goshen rely on the lunch business they currently get from the corporate
10 parks.

11 Creeks – Mark reported that they met with PA DEP regarding the recent change in the category
12 of the Chester and Ridley creeks to impaired. They were told that the new testing method used in
13 2011 is more stringent than in 2001. The impairment is due to sediment. The Township will
14 monitor and have independent analysis done to submit to DEP. Land Studies is a group that does
15 restoration. Sue mentioned the WREN is a funding possibility. Mark commented that this issue
16 has to be addressed in the Township plans. Dan mentioned that at some point DEP will give a
17 TMDL to East Goshen and tell the Township what has to be done; i.e. how much sediment to
18 remove each year. Jim wondered if a person has a stream going through his property, can certain
19 things be restricted and/or disallowed. Dan commented that we can't restrict owners' use of their
20 property. Education would have to be provided to the residents. Dan mentioned that West
21 Chester Borough set up a Storm Water Authority. Residents, businesses and the university will
22 have to pay a monthly fee. The residential average is \$15/month. This will raise funds they will
23 need to meet the demands of the new law. Jim wondered if the fee could be lessened or waived if
24 people took advantage of restrictions. Mark mentioned that in Maryland the fee is based on the
25 amount of impervious coverage on your property.

26 Mark will notify John of the changes the Commission wants to make.

27 28 **E. SOLAR ENERGY**

29 Dan provided a review document which consisted of the following:

30 Page 1 – Current East Goshen Ordinance regulations

31 Page 2 – Dan's suggestions for the update

32 Page 3 – Monroe County model ordinance with his notes.

33 Dan pointed out the R1 district (Hershey's Mill) is the only district where solar energy is not
34 allowed. He feels it should be and Hershey's Mill can restrict it. He also mentioned that Caln
35 Township installed a large solar energy system to sell back the energy. The Coatesville School
36 District and a few others signed into it. Mark thought any excess energy has to go to PECO. Dan
37 pointed out the drawbacks for a very large system: Not attractive, creates storm water problems
38 and glare. Sue feels the definition of a system needs to be further refined. Jim feels screening of
39 the solar field is important and can make the difference. He doesn't think the amount of panels
40 should be set because they may be smaller in the future so more could be installed on the sq.
41 footage of today.

42 Currently solar energy systems are permitted as an accessory use. Mark and Dan feel if it is
43 larger than "X", then it would be a conditional use. Janet commented about solar access
44 definition – what if a neighbor plants trees that will impact your solar system. Mark mentioned a
45 system could be allowed only on parcels of a certain size or larger.

46 Fire Safety – Walkways were discussed. Should ground mounted systems have a maximum
47 height? Fence is required but around the property or just around the system, similar to a pool.
48 Sue feels it is harder to retrofit an older building. Also how far away from the structure does the
49 solar energy system have to be?

50 Historic – After discussion it was decided to remove restrictions on historic structures.

51 Ground cover – Dan mentioned that you can't maintain ground cover under a solar field because
52 it is a shaded area. DEP considers this area not impervious. Gravel is not considered pervious.

1 Front Yard – Currently it is the 35 ft. setback. It should be changed to the property in front of the
2 principal structure.
3 Dan will incorporate these notes and forward to Mark for his input.
4

5 **ADJOURNMENT**

6 There being no further business, Sue moved to adjourn the meeting. George seconded the motion.
7 The motion passed unanimously. The next meeting will be held on Wednesday, March 5, 2014 at
8 7:00 pm. The meeting adjourned at 10:00 pm.
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11 Respectfully submitted, _____
12 *Ruth Kiefer, Recording Secretary*