

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
March 5, 2014

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, March 5, 2014 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Jim McRee, Adam Knox, Monica Close and Al Zuccarello. 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

1. Mark mentioned that Sunoco has a facility at Rt. 202 and Boot Rd. They are considering running an additional pipeline.
2. Dunkin Donuts – A new franchisee met with Mark today about the vacant bank pad in Goshen Village shopping center. Mark reviewed the items that will require a variance. DD requires a drive-thru and their own, trademarked sign. So, one of the first things they will have to do is ask the Zoning Hearing Board to amend their decision regarding signs.
3. The minutes of February 19, 2014 were reviewed and corrected.
4. Dan reviewed the 2 applications scheduled for this meeting.
5. The Commission reviewed the tracking log and determined there is no action to be taken at this meeting.

B. FORMAL MEETING – 7:30 PM

1. Dan called the meeting to order. He led the Pledge of Allegiance and a moment of silence to remember our troops.
2. Dan asked if anyone would be recording the meeting. There was no response.
3. Dan asked for any comments on non-agenda items. There was no response.
3. Dan noted that the minutes of the February 19, 2014 meeting were approved as amended.

C. SUBDIVISION/LAND DEVELOPMENT PLANS

1. 1641 Manley Road – Bill Mullray of Mullray Builders, and John Smirga, engineer, were present. John explained that this is the address for the new lot that was subdivided from 1637 Manley Road. They received 2 reviews from the Township Engineer. They dug several deep holes on the property which resulted in zero perc, thus, the rain gardens, which will be shown on the land development plan. They went to a Conservancy Board meeting as part of the subdivision process and the Board recommended approval. They will present the land development plan to the CB at their meeting next week. John needs the Township to tell him what TMDLs he should be aware of. The size of the house footprint is about 2600 sq. ft., which is 200 sq. ft. more than was shown on the original plan. The orientation of the house is the same. There are 9 trees at the house site, 2 at the entrance and 4 in the right of way that will be removed. Bill commented that his concern is the protection of the house, so the number of trees to be removed is about 18% of total. The house is staked out and the trees are flagged. John mentioned that the rain garden is typical, 18” deep with an underground drainage system. Water from the down spouts will flow into the garden and be diverted to a level spreader. A soil mixture required by DEP will be used and plants installed. The garden is outside the floodplain and riparian buffer zone. Mark suggested that they plan for placement of a pool. John commented that they are allowing 500 sq. ft. for future SWM impact. Adam pointed out that the plan showed a drain near a tree. John will put the drain outside the drip line of trees if needed.

John mentioned that the traffic report was revised using PennDOTs formula to determine sight lines. Bill will provide proof of equitable interest in the property.

Public Comment:

Ed and Liz Last, 200 Pheasant Run – Mr. Last is a retired architect. Mr. Last asked about the size of the home. Bill explained that the footprint will be about 2600 sq. ft. The total square footage will be about 3500. It will be about the same size as the new houses across Manley Road. Bill will email the floor plan to Mark Gordon for Mr. Last to review. John showed them which trees will be removed and which are in the township right of way. Liz is concerned about the trees. She is also concerned about traffic coming over the hill in the road. John explained the sight line distance from the driveway.

2. 1662 E. Boot Road – Nick Vastardis was present representing Jim Renehan, of the Renehan Group. The existing house was recently removed from the East Goshen Township Historic Resource Inventory. They plan to subdivide the lot into 3 lots. Lot #1 will be the biggest. There will probably be onsite septic systems. They plan to keep the existing barn. They plan to use the existing driveway for the middle lot. Driveways, sight distance and the embankment were discussed. Dan suggested they do another site walk and remove the note on the plan about snow and utilities. Dan voiced concern about the stone wall on the property line. There can be ownership issues. He suggested making it one property owner’s responsibility. They show the right of way at 33 ft. It should be 50 ft. The house footprints are not definite. Jim pointed out that the proposed lot’s setbacks are shown larger than required. There was discussion about the existing barn. Mark mentioned it is a legal, non-conforming structure. The Commission wants a note on the plan stating that the barn cannot be expanded or enlarged. Adam commented that Renehan Group also needs to show proof of equitable interest in the property.

D. OLD BUSINESS

1. Solar Energy Ordinance – Mark distributed copies of the Solar Energy Systems with comments from the Township Solicitor and a copy of the Caln Township Ordinance. Dan commented on the Caln ordinance regarding principal use. For this use, they would have to get conditional use first. The amount of space on a roof needed for firemen to vent the roof in case of fire was discussed. There are actually shingles that are solar panels. Dan knows the owner of a company that sells solar panels. He is willing to come and give a presentation about solar panels.

ADJOURNMENT

There being no further business, Monica moved to adjourn the meeting. Jim seconded the motion. The motion passed unanimously. The next meeting will be held on Wednesday, April 2, 2014 at 7:00 pm. The meeting adjourned at 9:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary