

**Draft**  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**May 7, 2014**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, May 7, 2014 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Adam Knox, Al Zuccarello, Jim McRee, Sue Carty, George Martynick, and Monica Close. 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. The minutes from the April 2 meeting and the April 16 workshop were reviewed.
2. Mark reported that the BOS approved the SD/LD for 1641 Manley Road. They kept the tree replacement at an inch for inch basis but allowed the use of 2” diameter trees.
3. 1662 E Boot Road – Some residents in Clocktower were contacted regarding an easement. It appears Renehan may get an easement from a resident to allow public sewer. Jim Renehan gave a 60 day extension.
4. Dunkin Donuts - Mark mentioned that they came for another meeting. They are working with their attorney on an amendment to the ordinance to allow fast food in C2 shopping centers. They will be asking for more than one sign. Another issue is locating the trash container. After BOS approval they will submit a conditional use application. This will be only their 2<sup>nd</sup> location in the Philadelphia area with top of the line items, i.e, WIFI, granite, lounge seating, etc.
5. 1556 Mill Race – Mark explained that this is a handicap necessity. About 33% of the addition will be in the side yard. Access is through the garage.
6. 1336 Enterprise Dr. – CTDI is requesting a variance to the one sign allowed. They would like 2 signs and heights will be 39’ and 27’.

**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 noted that the minutes of the April 2 meeting and April 16 workshop meeting were approved as corrected.
4. Dan reviewed the Tracking Log and noted that action is required for 1556 Mill Race and 1336 Enterprise Drive.
5. Dan asked if anyone had any comments on non-agenda items. George thanked those who helped with the roadside cleanup on Keep East Goshen Beautiful Day.

**C. CONDITIONAL USES AND VARIANCES**

1. 1556 Mill Race Lane – Dimensional Variance) – Joe Judge, owner, was present. He and his wife have lived here for 29 years. He explained that his wife suffered very serious injuries from a car accident and will be confined to a wheelchair. She is in rehab and can’t come home until the house is accessible. The addition will be her bedroom and bath only, with access for her caregivers. He presented a packet containing an aerial view of the property, photos of the side yard, and rendering of the proposed addition and landscaping. He is using the architect who originally designed the house. The addition will be 200 sq. ft. A side window in the existing

family room will be made into a doorway into the addition. Also, there will a door onto the deck. The addition would be too costly to put on the back of the house and would block the view from the family room and kitchen.

Motion: Al made a motion to recommend that the Board of Supervisors support Mr. Judge's variance request for a diminishing encroachment of approximately 10 feet of relief along the westerly side yard for the proposed addition, as depicted on the sketch plan submitted, in accordance with section 240-58.E of the Township Zoning Ordinance because the relief requested is needed to provide reasonable accommodations for a disabled resident. Adam seconded the motion.

Discussion: Al expressed his condolences to Mr. Judge and mentioned that there are many similar additions in the township and he is not aware of any complaints. Dan asked about the trees along the side of the house. Mr. Judge confirmed that they are on his neighbor's property and won't be affected by the addition. George suggested that the addition be considered temporary. Mark commented that the variance runs with the property.

Public Comment:

1. David Arnold, 1554 Mill Race Lane – He is the neighbor on the side of the house where the addition will be. He and his family have lived here for 12 years. They fully support the Judges and want them to be able to have as good a life as possible.
2. Steve Paolantonio – He is a friend and resident of Radnor where he served for 8 years on the Planning Commission and was Chairman for 3 years. He understands the need to evaluate the impact on the neighborhood. He helped Joe with the plan and the presentation.

Jim mentioned the reference in the motion to “approximately 10 feet” and suggested that it be changed to “up to 10 feet”. After the plan was reviewed for this measurement, Jim moved to amend the motion to delete “for a diminishing encroachment of approximately 10 feet of relief” and replace with “up to eleven (11) feet of relief”. Al seconded the motion. The motion and amendment were passed unanimously.

2. 1336 Enterprise Drive (Dimensional & Use Variance) – Michael Anderson, Strategic Sourcing Manager for CTDI was present. He commented that CTDI's headquarters is at 1373 Enterprise Drive, they have been there for 30 years, and own 5 other facilities in the corporate park. 1336 is a 3-story building and will be used for offices with a cafeteria on the first floor. The offices will be for HR, accounting and the Network Deployment Service Division, which works with other countries, so they are often there late. They have been making extensive renovations to the building. They will have regular visitors including potential employees, so it is important to have visibility. The building is located on the small side road off Enterprise Drive. Visibility is restricted by elevation changes and trees and vegetation. They are requesting 2 exterior signs on the building 1 on the Paoli Pike side at 39 feet and 1 on the parking lot side at 25 feet high, with a total of 67 sq. ft. The signs will be the same, 3 dimensional, backlit design. LEDs will be embedded in the sign and will put a glow on the building behind the sign which creates a silhouette of the sign. The LEDs can be dimmed. He mentioned the sections of the ordinance from which relief is sought. He feels the QVC sign is a good example of a quality, professional sign.

Jim suggested that if no one is arriving late, the signs be turned off early. Michael commented that they will not be on during the day. They will be on a timer so he is very willing to work with the township.

Michael estimates the move in date to be August 1<sup>st</sup>. The parking lot limits the number of people in the building at 130. The building was empty for almost 5 years.

Dan reviewed what they are permitted to do if they are unsuccessful in getting the variance.

George lives in Grand Oak and commented that CTDI has been very good to the neighbors. He is a little concerned about the need to have the signs lit at night.

Motion: Al made a motion to recommend that the Board of Supervisors support the Zoning Variance requests for CTDI at 1336 Enterprise Drive, from §240-22.Q(5) and §240-22.N., as outlined in their application, with conditions. The property is located in the Business Park District of the Township and the proposed relief will not pose any significant impacts to the character of the Business Park nor pose significant impacts on the adjacent residential neighborhoods:

- 1.) Permit a maximum of two (2) wall signs for the establishment
- 2.) Permit the wall signs to have a maximum height of 39 feet above the finished grade of the building, directly beneath the signs.
- 3.) The applicant shall install a dimming mechanism that will allow adjustment of the sign lighting to the satisfaction of the Township.
- 4.) The sign illumination will turn off at no later than 10:00 pm.

Jim seconded the motion.

Discussion:

Dan commented that from a height point of view, if there is only 1 sign, it needs to be higher than 10 feet and on the Paoli Pike side. Is a second sign needed? What about ground signs and monument signs? Jim also asked about ground signs in the corporate park. Michael answered that the Corporate Park Managers control these signs. Jim feels that improving the ground signs would be helpful. Also, Jim pointed out that the “1336” is on the top corner of the building. Adam feels there should only be one sign on the operational front of the building.

Janet understands the need for “branding” in a corporate park.

Al commented that showcasing the corporations in the township is important.

Sue feels that each building is unique with its own elevation, landscaping, etc., so each request has to be considered individually.

The motion passed with 6 yes votes and 1 no vote from Adam.

#### **E. SOLAR ENERGY ORDINANCE**

1. Solar Energy Ordinance – The Commission will review the draft for discussion at a later date. Dan feels solar energy should be separate from wind energy.

#### **ADJOURNMENT**

There being no further business, Sue moved to adjourn the meeting. Al seconded the motion.

The motion passed unanimously. The next regular meeting will be held on Wednesday, June 4, 2014 at 7:00 pm. The meeting adjourned at 10:00 pm.

Respectfully submitted, \_\_\_\_\_  
*Ruth Kiefer, Recording Secretary*