

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 4, 2014

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, June 4, 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; Janet Emanuel, Township Supervisor; and Erich Meyer, Conservancy Board.

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 May 7 meeting were reviewed and corrected.
2. Mark reported that the CTDI and 1556 Mill Race requests were approved with the Planning Commission's conditions.
3. Mark explained the Act 537. Whenever a revision is made the Planning Commission has to review it. He showed the Commission members the plan for the proposed Reservoir Road Pump Station. The cost is estimated at \$1.6 Million. The Commission has to authorize the Chairman to sign the Component 4A form.
4. Dunkin Donuts - Mark explained that they will be attending the meeting and presenting their petition to change the ordinance. The Township solicitor has not reviewed the petition yet.

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 May 7, 2014 meeting were approved as corrected.
4. Dan reviewed the Tracking Log.
5. Dan asked if anyone had any comments on non-agenda items. There was no response.

C. ORDINANCE AMENDMENTS

1. Dunkin Donuts – Amend C-2 Zoning District to include a Fast Food Restaurant with Drive Thru service. Those present were Mr. Abjibapa, Petitioner; Matthew Houtman, engineer and President of GD Houtman & Son; and Patrick M. McKenna, attorney, representing the Petitioner, Abjibapa Enterprises, LLC. Pat reviewed the proposal:

- a. Amendment – They are seeking a fast food restaurant with a drive thru only associated with a stand-alone building in a shopping center.
- b. Permit Signage – Under the current ZHB decision the bank was allowed to have 2 signs on the building. Since it is no longer a bank, Dunkin Donuts has to ask for stand-alone use in a shopping center with 2 signs and increase the size slightly to 34 sq. ft.
- c. Menu Board – It will be used in the drive thru and includes the standard menu plus a special extender for seasonal specials.
- d. Flow of traffic – There will be directional signs in the parking lot showing the way to the drive thru line.
- e. Trash dumpster will be located at the base of the embankment at the corner of Paoli Pk. and Boot Rd. behind the center's sign.

The applicant owns and operates 17 Dunkin Donut stores in the area. This will be a “Platinum” store with many upgrades.

Discussion:

Dan – Figure out how big the shopping center is, then deduct the size of the Dunkin Donuts area and make it the size of the shopping center. Pat will explore the issue of the size of the center with Township Solicitor.

Dan – Speaker system noise. He pointed out that Sunday and early daily hours it is quiet. Will the residents in the area hear the speaker at the drive thru? Pat commented that the system has 10 levels. Mark mentioned that it can be made a condition of the approval. Jim mentioned that he went to the Dunkin Donuts in Frazer at about 6:00 am and couldn’t hear the speaker sound on the other side of the building so he doesn’t think it will be a problem.

Dan – Will a fence be put on the upside of the hill for the dumpster? Pat feels the dumpster will not be seen from the street and Mark advised them about screening with landscaping.

Adam is concerned that the additional traffic may inhibit the other businesses. Pat commented that their peak hours are 5:30 am to 10:00 am. They are open from 5:00 am to 10:00 pm. Most of the other businesses open at 9:00 am and the dance school would be busy in the afternoon and evening. He also pointed out that most of the cars are already going past this site so this would not be a destination for the majority of cars, just a stop on the way to work. He added that this building has been vacant for 5 years.

Mr. Abjibapa commented that Dunkin Donuts has wanted to be in this location for a while. When he sent the site to DD, they said yes. It will take a few weeks to have the traffic study done. In the last 10 years no Dunkin Donuts have closed.

Dan thanked them for their patience since these issues will be covered under the conditional use process. Pat’s goal is to address issues as best as possible, as soon as possible.

Motion – Jim made a motion to recommend that the Board of Supervisors accept the petition to amend the Zoning Ordinance allowing Fast Food Restaurants in the C-2 District as a conditional use and to direct the staff and solicitor to begin the ordinance amendment process. Al seconded the motion. The motion passed with 6 yes and 1 no from George.

D. ANY OTHER MATTER

Minor Act 537 Revision – Adam made a motion to authorize the Chairman to complete the Component 4A form for an Act 537 Plan Update Revision regarding the Reservoir Road Pump Station. Jim seconded the motion. The motion passed unanimously.

E. SOLAR ENERGY ORDINANCE

1. Solar Energy Ordinance – The Commission reviewed and discussed the draft ordinance for on-site usage of solar energy systems. Some areas of discussion were:

- a. Stormwater management
- b. Fertilization of grass under/around the system
- c. Sketches possibly added as attachments
- d. Definition for primary structure/building
- e. Solar system over top of parking lots
- f. Screening/fence
- g. The industrial area is surrounded by residential which needs to be considered.
- h. Biggest safety issue for the firemen is that, even though they turn the panels off, the system is still generating electricity.
- i. Industry standards

Mark will discuss the areas of concern with Kristin and make a clean copy for next month and forward it to the Board of Supervisors.

Motion - Sue moved to recommend that the Board of Supervisors adopt the enclosed ordinance amendment to the Township Zoning Ordinance pertaining to solar energy systems. The proposed amendment will add various definitions to section 240-6 related to solar energy systems; amend

section 240-23.C concerning maximum height of structures; and amend section 240-32.0 amending the regulations for solar energy systems that are built as an accessory use to the principal use on a lot. Monica seconded the motion. The motion passed.

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, July 3, 2014 at 7:00 pm. The meeting adjourned at 10:15 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary