

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**July 2, 2014**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, July 2, 2014 at 7:00 p.m. at the East Goshen Township building. Members present were: Vice Chairman 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 June 4 meeting were reviewed and corrected.
2. Mark reported that a 90-day extension was received from Jim Renehan for the E. Boot Road properties, which will end in October. Mark met with the engineer. The sanitary sewer systems have been identified and plans should be received by the end of July.
3. The Sunoco station at the corner of Paoli Pk. and Boot Rd. is proposing to upgrade their sign with LED letters. They need to amend the 1993 agreement.
4. Solar/Mars – Mark commented that all roof top structures on a flat roof need to be included in the Solar Ordinance with photos. Because of the efficiency of the boilers Mars installed, they are not installing the solar system right now. The ROI is too long. The Solar Ordinance will go to the County next, then back to the BOS.
5. CPTF – Al commented that Chapter 2 – Economic Development, will be reviewed by the Commerce Commission before the next CPTF meeting on July 28.

**B. FORMAL MEETING – 7:30 PM**

1. Adam called the meeting to order. He led the Pledge of Allegiance and a moment of silence to remember our troops.
2. Adam asked if anyone would be recording the meeting. There was no response.
3. Adam noted that the minutes of the June 4, 2014 meeting were approved as corrected.
4. Adam reviewed the Tracking Log and mentioned that an extension was given for the 1662 E Boot Road project.
5. Adam asked if anyone had any comments on non-agenda items. There was no response.

**C. ORDINANCE AMENDMENTS**

1. 1431 Paoli Pike Sun Refining & Marketing - Darin Steinberg, Esquire; Steven Hinde, Project Manager, Sunoco; and John Anderson, Engineer, were present to represent the applicant. Darin explained that Sunoco is updating their signs to LED lights. The signs will remain the same size and shape. The middle section where the prices are shown will be replaced. There were two prior exceptions at this location. In 1993 they installed the goal post style sign of today. LED lights are not allowed in this district. This is not a reader sign like the Township's sign across the street. The technology being used on the new sign will create less glare. Steven explained that the new sign will have only regular and ultra gas prices on it. He explained the replacement process and employee training process. The sign will be changed as needed by remote control. Steve has been involved in the national replacement program for 4 years. Mark commented the LED lights are not prohibited. The proposal is to keep the sign at the current size which is more than the approved 48 sq. ft. Also, there is no approval for the "Official Fuel of NASCAR" sign which was added at the bottom of the current sign. He suggested they request 62 sq. ft. if they want to keep it.

Darin and Steve want a positive response for the proposal so they will remove the OFN sign if needed.

The brightness of the sign was discussed. John will get the lighting standards.

Mark checked the measurements shown in the original proposal and found the total approved was 49.28 sq. ft. not 48 sq. ft.

Jim moved to recommend that the Board of Supervisors support the proposed amendment to the Zoning Hearing Board Decision to update the existing freestanding sign on the property at 1431 Paoli Pike. The proposed amendment to the decision will not alter the character of the property or the surrounding property, with the following conditions:

1. Total sign area is limited to 49.28 sq. ft. as previously approved.
2. The illumination of the LED numbers shall be consistent with national standard light conditions, via remote control. Al seconded the motion. Monica commented that she has no problem with the current sign. The motion passed with 5 yes votes and 1 no vote from Monica.

**D. SOLAR ENERGY ORDINANCE**

1. Solar Energy Ordinance – Al 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. Sue seconded the motion. There was no discussion. The motion passed unanimously.

- E. COMPREHENSIVE PLAN UPDATE** - The CPTF reviewed 5 chapters which were written in the new format. Their next meeting is Monday, July 28<sup>th</sup> at 7:00 pm.

**ADJOURNMENT**

There being no further business, Adam moved to adjourn the meeting. Sue seconded the motion. The motion passed unanimously. The meeting adjourned at 9:00 pm. The next regular meeting will be held on Wednesday, August 6, 2014 at 7:00 pm.

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