

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
September 3, 2014

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, September 3, 2014 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Adam Knox, Al Zuccarello, George Martynick, Jim McRee and Monica Close. Also present was Mark Gordon, Township Zoning Officer, and Janet Emanuel, Township Supervisor.

COMMON ACRONYMS:

BOS – Board of Supervisors

BC – Brandywine Conservancy

CB – Conservancy Board

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

SWM – Storm Water Management

A. WORKSHOP – 7:00 PM

1. The minutes from the August 6, 2014 meeting were reviewed.
2. 1662 E. Boot Rd - Mark received the final review from the Township Engineer today.
3. 1454 Glenbrook Lane – Discussed this variance request for relief of 7 feet from the 20 foot side yard setback requirement in order to place an accessory building 13 feet from the side yard property line (240 sf shed).

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 August 6, 2014 meeting were approved.
4. Dan reviewed the Tracking Log and the BOS action date for 1454 Glenbrook was corrected to 9/16/14.
5. Dan asked if anyone had any comments on non-agenda items. There was no response.

C. SUBDIVISION APPLICATIONS

1. 1662 E. Boot Road/Renehan Building Group (SD/LD) Nicholas Vastardis, P.E. was present. He mentioned that the septic submissions were made for 3 new systems. The NPDES will be submitted. A letter of approval was received from the Conservancy Board. The CB is aware that they are requesting a waiver from the tree protection requirement due to the size of the basins. They may be 12-15 feet away from trees rather than the required 25 feet. The only area of concern is the septic area on lot 1. Mark pointed out that the builder has agreed to replace dead trees along the boundary with Clocktower. If any trees die as a result of the waiver, replacement will be 2, 2.5” caliper trees for each tree that dies. Mark explained the impact fees for the 2 new lots.

Adam made a motion to recommend that the Board of Supervisors approve the Preliminary/Final Land Development Plan and grant the waiver requests for 1662 E. Boot Road as depicted in the plans dated 2/13/14 last revised 8/25/14 for the creation of three new residential building lots with the following conditions:

1. The applicant shall address all remaining comments outlined in the Township Engineer’s review letter dated 9/3/14 prior to the Board of Supervisors executing the final plans.
2. The applicant will follow all applicable federal, state and local laws and secure all proper permits prior to construction of the improvements depicted on the plans.
3. The applicant shall pay an impact fee of \$396.25 per trip for the project prior to the issuance of a building permit.
4. Should the BOS approve the waiver from the tree protection requirement, applicant agrees to replace any trees that die prior to issuance of a final U&O.

Jim seconded the motion. There was no further discussion. The motion passed unanimously. Nick accepted the conditions on behalf of the applicant.

2. 1454 Glenbrook Lane (Dimensional Side Yard Variance Request) Anthony J. Sivo, homeowner, was present. He mentioned that he bought the house in 1998. He explained that he needs to install a shed to store all of the equipment he has to maintain the property. This will allow him to put his cars in the garage. The shed will be larger than 10x12 but not larger than 12x20. There will be no electric or water to the shed. There is a creek in the rear of his property. He has never been flooded. Both of his neighbors are okay with this project. Mark commented that this property is recorded as 1 acre and this will be considered an accessory building.

Public Comment: Henry and Catherine Lettiere, 1450 Glenbrook Lane, came to the meeting because of the letter they received in the mail. This does not impact their property.

Al made a motion to recommend that the Board of Supervisors support this variance application because the relief sought is minimal and will not alter the character of the neighborhood, with the following conditions.

1. The applicant agrees to have the side yard property line in question surveyed and marked.
2. The floodplain line in the rear yard area of the property shall be identified and marked.
3. The applicant agrees to construct an appropriate storm water management system to collect and manage the storm water runoff from the new impervious cover of the accessory building.
4. The applicant will follow all applicable, federal, state and local laws and secure all proper permits prior to construction of the improvements depicted on the plans.

Monica seconded the motion. There was no further discussion. The motion passed with 4 yes votes and 2 no votes from Jim and George.

D. ORDINANCE AMENDMENTS

1. Solar – The Chester County review letter was received and reviewed. Mark explained that the main comment was to add a 3 foot pathway along the edge of the roof to provide safe access for firemen. This will also allow better access for maintenance of the roof. Mark provided a copy with the changes.

Adam made a motion to amend the Solar ordinance based on the Chester County review and resubmit it to the County. Jim seconded the motion. The motion passed unanimously.

2. Wind Energy – The Township Solicitor asked what the intention is for drafting this amendment. There was discussion about windmills used to aerate water in ponds to control algae and solar and wind devices on the new football stadium in Phila. Dan feels it is a use by right for smaller systems with certain standards. If it doesn't meet accessory use standards, then they have to go through conditional use. Janet voiced concern about the constant noise the windmills make. George read that the Northeast has the most varied weather and he's not sure wind energy would be efficient here.

E. ANY OTHER MATTER

1. Comprehensive Plan Update – Mark submitted a request to the Chester County Planning Commission for an extension of the VPP Grant. He included a matrix to get BOS comments in time for adoption by June 2015.

2. Dunk'n Donuts – Mark mentioned that they did a traffic study but during the summer. So, their engineer and the township engineer will do one more count since school is in session. Janet mentioned that the BOS accepted the proposal so it could go to the Township Solicitor for review. BOS concerns are traffic and signs.

3. Al mentioned that the West Chester Regional Planning Commission bank account was closed and the funds went to the COG.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:30 pm. The next regular meeting will be held on Wednesday, October 1, 2014 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary