

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**November 5, 2014**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, November 5, 2014 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Adam Knox, Al Zuccarello, Sue Carty, Jim McRee, Monica Close and George Martynick. Also present was Mark Gordon, Zoning Officer.

**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. INFORMAL MEETING – 7:00**

1. The minutes from October 1, 2014 were reviewed.

2. Mark reminded the Commission members that 1331 E Strasburg was recently removed from the East Goshen Township Historic Registry. A sketch plan will be presented for subdivision of the property maintaining the existing house and creating a new lot to the west of the existing house. George feels there should be 1 conforming and 1 non-conforming lot instead of 2 non-conforming lots. Both houses would use the existing entrance off Strasburg Road. Monica will recuse herself from this application.

3. Mark mentioned that a year ago the owner of 1131 N. Chester Road came in for a variance because there was a difference in his lot size. The variance was granted. Mark explained that with the survey law, boundary evidence on the ground (pins were found) supersedes what is written in the deed. It appears there was an error in the original deed. Now he wants to subdivide the 2 acre lot into 2 parcels. It is a wooded lot. Four trees will be removed to make space for the driveway and the new house. Lot #1 will be 1 acre. Lot #2 is just less than 1 acre but will be treated as 1 acre.

4. Comprehensive Plan – Mark reported that the Supervisors want this plan re-written. Tom Comitta will be the new consultant. They hope to start it in January 2015. The new task force will include all Planning Commission members and 1 member from each ABC.

**B. FORMAL MEETING – 7:00 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 reviewed the tracking log.

3. Dan noted that the minutes of the October 1, 2014 meeting were approved.

**C. CHAIRMAN'S REPORT**

Dan asked Al for a report on the Commerce Commission. Al mentioned that the Commission has interviewed the business owners in the township over the past 2 years. They had a meeting for the business landowners last week and will have a meeting for the corporate businesses representatives next week. Dan mentioned that he attended the meeting and feels that the business owners are generally satisfied.

**D. SUBDIVISION APPLICATIONS**

1. 1331 E. Strasburg Rd. – Sketch Plan – Present was Jason Grothman, Owner; Debra A. Shulski, Attorney; and John Mullin, Engineer. Debra reviewed the sketch plan. The property is 1.899 acres. The owner intends to subdivide the property into 2 lots. The subdivision would result in a de minimis decrease in the one-acre minimum lot area so Lot #1 would be .94 acres and Lot #2 would be .96 acres. She pointed out that the majority of adjacent properties are smaller lots ranging in size from .54 to .65 acres.

John mentioned that the driveway will be part of the “flag” lot. They intend to tie into public water and sewer. Mark verified that the township will allow a maximum of 3 houses sharing a driveway access point. Jim pointed out that a narrow lot may lead to more variance requests in the future. Dan suggested they depict something more accurate for the proposed house.

Jason commented that he cleaned up the property of the overgrowth. There is no occupancy of the existing house yet. He has a permit for an interior demo. He plans to sell the proposed property to a family member or close friend. Even though the drive is in the center of 2 rows of trees, he feels there is enough space to widen the drive without impact to the trees.

**Public Comment:**

Nancy Keslick, 1303 E. Strasburg Rd – The original proposal was to make 3 lots slightly less than 1 acre. They weren’t allowed to do that (2000), so that is why the lots are like this.

Diane Jackson, 1333 E. Strasburg Rd – At first the Township didn’t want to allow her to connect to the sewer. The shape of her lot was required to make it one acre.

Brian Heiss, 203 Margaret La – He moved here in 1996 and has enjoyed the open space. He is concerned about the discussion of putting in sheds, pools, etc., which would impact him.

Norbert Breslin, 1335 E. Strasburg Rd – The sewer line from the Jackson property comes across his property to connect.

Dan summarized the discussion – Slide the lot line to the east for Lot 1 to meet zoning requirements and Lot 2 is non-conforming. Also, research the possibility of sewer/water access in the street.

1131 N. Chester Road – John J Callaghan, Jr., owner, was present. Andrew Eberwein of Edward B. Walsh & Associates was present. Dan recused himself from discussion so Adam led this part of the meeting.

Andy explained that Lot 1 is a one acre lot and Lot 2 is .989 acres, approved by variance. He received the review from the township engineer. He will go to the Conservancy Board to ask for waivers from tree protection. This is considered a wooded lot. They are allowed to remove 20% but only plan to remove 4 trees. They did not prepare a landscape plan because they feel the builder of the new house should provide that. There is a 40” Beech Tree where the driveway will come in so they plan to take the drive around the tree. They will need a waiver to do this. All of the trees on the property are Beech or Maple over 12” caliper. The seepage bed in the rear is within 16 feet of a tree. He used a large house to represent the proposed house. There is no buyer yet. Stormwater sewer comes through the property. They will use public sewer and on-site well.

**D. ANY OTHER MATTER**

1. Sue Carty presented her letter of resignation effective January 1, 2015. Dan thanked her for her years of service.

**E. ADJOURNMENT**

There being no further business, Adam moved to adjourn the meeting and George seconded the motion. The meeting adjourned at 9:40 pm. The next regular meeting will be held on December 3, 2014 at 7:00 pm.

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