

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
December 3, 2014

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, December 3, 2014 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Al Zuccarello, Sue Carty, Jim McRee, Monica Close and George Martynick. Also present was Mark Gordon, Zoning Officer; and Janet Emanuel, Township Supervisor. Adam Knox arrived at 8:45 pm.

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. Dan reviewed the Tracking Log. A letter was received from the Conservancy Board and the Chester County Planning Commission for 1131 N Chester Road. No action is needed at this meeting.

612 Meadow Lane is a sketch plan for a 2-car garage. George suggested that a 1-car garage won't impact the neighbor.

200 Margaret Lane – Home Occupation – fire arms – needs action at this meeting.

1372 Enterprise Drive – Star printing – the building is vacant. There will be no exterior changes.

2. Wooded Lot Definition – The Conservancy Board has made a recommendation. Mark explained his research on this.

3. Solar Draft – Mark suggests consolidating.

4. Minutes from November 5 were reviewed.

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 November 5, 2014 meeting were approved as corrected.

D. CONDITIONAL USE & VARIANCES

1. 1372 Enterprise Dr., Star Printing (CU) – James J. Byrne, Esq. and Allan Swanson, owner, were present. Jim mentioned that renovations will be inside of the building. The exterior and parking will remain the same. Mr. Swanson commented that they are equitable owners of the property. He purchased the business in 1978. They do offset and digital printing. There is no retail. There will be deliveries. They are OSHA approved. The inks are soy based and are absorbed in rags which are picked up and cleaned each week. 95% of what they use is non-flammable. They will be using the entire building. There is a monthly mailing so they need space for storage. 35% of the business is digital. There is no plan for a stand-alone sign. They may put something on the building. Mark asked them to present a sign package for the Board of Supervisors to review. There will be some weekend hours. Mark mentioned that the ordinance does not allow for deliveries or trash pickup before 7:00 am.

Al made a motion to recommend that the Board of Supervisors approve the conditional use application for Star Printing and the printing and publishing establishment use, as depicted in the application and the applicant's descriptions provided during their presentation to the Planning Commission, with the following condition: 1. The applicant will follow all applicable federal, state and local ordinances and secure all proper permits prior to use and occupancy of the property. Jim seconded the motion. There was no further discussion or public comments. The motion passed unanimously.

2. 612 Meadow Drive, (sketch plan for Variance Request) – Owners, Susan and James Christenson were present. Mr. Christenson explained that he travels frequently. He needs the larger garage to store 3 cars. The current shed will be removed. He has spoken with his neighbor, Alan Connelly at 610 Meadow Drive, about the garage. Mr. Christenson was president of the Meadows Estate Association for 20 years so he is aware of aesthetics. He has looked at placing the garage in the back yard. He had the property surveyed. The fence in the backyard is actually on the neighbor's yard. If it was added to the house, they would have to go further around the house to access the rear of the house. Dan explained that from the Planning Commission, the plan will go to the Board of Supervisors and finally to the Zoning Hearing Board. He spoke about several options to make things fit on the lot better. Mark explained that this is a constrained property because of the pie shape with less than 1/3 of the lot where they can place the house and garage. Sue advised them to focus on the constraints of the property. They are planning to start the project in April 2015.

3. 200 Margaret Lane (Home Occupation – CU) – Donald G Eastburn, Jr. was present. He has been in the business of transferring firearms for 32.5 years, 23.5 in East Goshen. He has Federal, State and County Licenses. Years ago he had to renew his Federal license and they required written approval from the Township. At that time, home occupations weren't in the ordinance so the Township gave him a letter. When people purchase firearms online, they select a Transfer Agent (Mr. Eastburn) and the order is sent to him. He calls the client, makes an appointment with them, contacts the state police to do the background check and transfers the firearm to them. He does not have an inventory at his house and does not handle ammunition. He is required and does have a safe to store the firearms until the client picks it up. His Class 1 license is for hand guns and rifles only. In the last 2 weeks, he had 7 customers. The largest number of customers was after the shooting at the school in CT. He only serves one customer at a time and currently does no advertising.

PUBLIC COMMENT:

203 Baldwin Dr., John J. & Sylvia McKeon – He and his wife are concerned about the children in the neighborhood and wanted to know why they weren't notified about this before.

Mark explained that in 1991 there was no ordinance for home occupations. Mr. Eastburn has been very cooperative. The ATF verified that Mr. Eastburn is licensed and that they check his books on a regular basis.

Mark explained what a Conditional Use is.

1322 Katherine Lane, William Schwenk. He is concerned about possible robberies and that this may lower the value of his home. He has lived here for 30 years and never knew about it. He does not want guns being sold in his neighborhood. He asked if the township gets any benefit from this business. Mark answered no.

1324 Mark Drive, John Lowe. He has lived here for 14 years. There is a school bus stop in front of Mr. Eastburn's house and 2 schools within 4000 feet of the neighborhood. He did some research and found Mr. Eastburn's name on 7 websites with a map of the neighborhood.

1372 Mark Drive, Lisa Krause. When UPS makes a delivery do they leave the package? Mr. Eastburn answered that someone 21 years or older must be there to sign for the delivery or else UPS takes the package back.

1325 Katherine, Sam Pogharian. He suggested that Mr. Eastburn should work for Models or Dicks. He quoted the township motto - to protect the future.

Mark verified with Mr. Eastburn that he read the standards for Conditional Use in 240-31(c) of the township ordinance. Mark read the list of standards and asked Mr. Eastburn to answer each one.

Dan explained that the Board of Supervisors will hold a Conditional Use Hearing on December 16, 2014. The residents can attend the hearing and voice their concerns. There are conditions to this use. If Mr. Eastburn expands his business or is no longer in compliance, he will have to reapply for a new permit. Al asked if police departments/gun clubs go through him. Mr. Eastburn answered no to clubs but does help the police departments.

Adam made a motion to recommend that the Board of Supervisors approve the conditional use application for the home occupation of Mr. Eastburn at 200 Margaret Lane with the following condition:

1. The applicant will follow all applicable, Federal, State and Local ordinances and secure all proper permits prior to continuing the Home Occupation use on the property. Jim seconded the motion. There was no further discussion. The motion passed with 5 yes votes and 2 no votes.

E. ORDINANCE AMENDMENTS

1. Wooded Lot Definition – The suggested definition was approved by the Conservancy Board. Dan feels that the term “DBH” needs to be defined. Dan had Mark verify that, if a lot is not considered wooded, and the owner wants to take down all the trees, he can do that without having to replace any trees. Mark verified this statement is correct. Dan feels the inch for inch replacement is too stringent. This was tabled until the January 2015 meeting.

2. Solar - The draft was reviewed and a few changes were made. It will go to the County for review.

D. ANY OTHER MATTER

1. Comprehensive Plan – Janet mentioned that the Chester County Planning Commission has approved a grant for this. We have 11 months to finish it. Tom Comitta has planned a tour for Saturday January 10, 2015 for the CP Committee members. All of the Planning Commission members will serve on the CP Committee. Janet will be Chairman of this new committee.

2. Dan thanked Sue for her years of service on the Planning Commission. This is her last meeting and she will be missed.

E. ADJOURNMENT

There being no further business, Adam moved to adjourn the meeting and Al seconded the motion. The meeting adjourned at 10:15 pm. The next regular meeting will be held on January 7, 2015 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary