

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
January 7, 2015

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, January 7, 2015 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Adam Knox, Al Zuccarello, Jim McRee, and Monica Close. 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. Dan reviewed the Tracking Log and agenda for this meeting.
2. Minutes from December 3, 2014 were reviewed.

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 reviewed the tracking log.
3. Dan noted that the minutes of the December 3, 2014 meeting were approved as corrected.

C. CONDITIONAL USE & VARIANCES

1. 1331 E. Strasburg Rd. – The applicants made their presentation. The PC discussed the application and the requested variances. Mark is going to look for prior decisions and plans for the parcel.

Public Comment:

1. Mr. Brian Heiss, 203 Margaret Lane – He is concerned about the size of the house. He does not feel it will fit in.

Jason Grothman, 1331 E Strasburg Rd. mentioned that he has cleaned up the property since he purchased it. Mr. Grothman intends to eventually take down the existing house and rebuild a new house on lot 2 for his family and sell lot 1.

Al made a motion to recommend that the Board of Supervisors support the variance requests because the requested relief will not significantly alter the character of the surrounding neighborhood with the following conditions:

- a. The applicant shall follow all applicable federal, state and local regulations and obtain all permits and approvals.
- b. The applicant agrees to connect both lots 1 and 2 to public water and public sewer.

Dan seconded the motion. Monica abstained from the vote due to her employment with the applicants' attorney. The motion did not pass with a vote of 2 members for and 2 members against the application.

D. SUBDIVISION AND LAND DEVELOPMENT

1. 1131 N. Chester Road – Adam Brower from E B Walsh reviewed the application. There was discussion of the preliminary and final plan. The PC made a motion to recommend that the Board of Supervisors approve the Preliminary/Final Subdivision and Land Development Plan and grant the waivers requested for 1131 N. Chester Road as depicted on the plans dated 9/26/2014 last revised 11/20/2014 for the creation of one new residential building lot with the following conditions:

- a. The applicant shall revise the plans to address all remaining comments outlined in the Township Engineer's review letter dated 12/30/2014 prior to the Board of Supervisors execution of the final plans.

- b. 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.
- c. The applicant shall pay an Impact Fee of \$396.25 per trip for the project and the \$2,000 sanitary sewer tap in fee prior to the issuance of a building permit.
- d. The applicant agrees to replace any tree, within the tree protection zone, that dies prior to the issuance of certificates of use and occupancy with similar trees at a ratio of two (2) trees for each tree that dies.

Dan abstained from the vote because his employer did the plan. Adam took over as Chairman for the vote. The motion passed unanimously.

Al left the meeting early.

E. ORDINANCE AMENDMENTS

1. Public Utility Definition – The PC reviewed the draft ordinance. The PC made a motion to recommend that the Board of Supervisors adopt the Public Utility Ordinance as drafted updating the Zoning Ordinance with the appropriate definitions defined therein. The motion passed unanimously.

2. Wooded Lot Definition – The PC discussed the draft ordinance to define a “Wooded Lot”. Jim made a motion to recommend that the Board of Supervisors consider adding the following definition for “Wooded Lot” to the Township Subdivision and Land Development Ordinance. This definition is consistent with the definition of “woods” in the Storm Water Management Ordinance.

WOODED LOT -

A wooded lot is any lot having two or more viable trees, six inches or greater in dbh, per 1500 square feet of gross lot area, exclusive of street right of way.

Monica seconded the motion. The motion passed unanimously.

3. Roof Top Structures – The PC discussed the draft ordinance for roof top structures due to the potential changes to the draft by the Board of Supervisors. No action taken.

F. ANY OTHER MATTER

1. 2015 Goals – The PC discussed their goals for 2015. It was decided to hold any Zoning Amendments until the Comprehensive Plan is complete.

2. PC Reorganization – Motions were made and passed to retain Dan Daley as Chairman and Adam Knox as Vice Chairman for 2015.

G. ADJOURNMENT

There being no further business, the meeting adjourned at 9:34 pm. The next regular meeting will be held on February 4, 2015 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary