1 Draft 2 EAST GOSHEN TOWNSHIP 3 PLANNING COMMISSION MEETING 4 February 4, 2015

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, February 4, 2015 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Adam Knox, Al Zuccarello, Jim McRee, Monica Close and new member, Dan Landis. Also present was Mark Gordon, Zoning Officer, and Janet Emanuel, Supervisor.

COMMON ACRONYMS:

BOS – Board of Supervisors

BC – Brandywine Conservancy

CB – Conservancy Board

CCPC – Chester Co Planning Commission

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

SWM – Storm Water Management

A. INFORMAL MEETING - 7:00

- 1. Dan welcomed new Commission member, Dan Landis who lives in Pin Oaks and is a defense contractor.
- 2. The tracking log was reviewed.
- 3. Minutes from January 7, 2015 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.
- 4. Dan noted that the minutes of the January 7, 2015 meeting were approved as corrected.

C. PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. David Heinrich, 436 Barker Dr., asked if there were plans to change the lights at Green Hill and Boot Road. When you are going westbound on Greenhill there is no left turn light to go onto Boot Road. Mark commented that this intersection is in West Goshen and at some time in the future it will have to be improved.

D. ORDINANCE AMENDMENTS

- 1. Solar (Accessory Use) A letter was received from the CCPC. Al moved that the Commission 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. Monica seconded the motion. The motion passed. Dan Landis abstained.
- 2. Wooded Lot Definition Mark mentioned that the BOS wanted more information on how this ordinance compares to "wooded lots" we have seen in the past. Mark used the YMCA, Manley Road and 1131 N. Chester Road. He explained the calculations. Janet commented that Rick Smith is working on a list of types of trees. Some trees are considered junk. Mark will ask Tom Comitta to include this in the Natural Resources chapter of the Comprehensive Plan. Dan Daley still feels that 6" dbh for tree replacement is too restrictive. Jim suggested splitting the wooded lot and the replacement requirements. Dan Daley discussed potential tree replacement standards. The Commission passed a motion at the January meeting to pass this on to the BOS for consideration. Mark will forward it to the BOS.

1 3. Roof Top Structures – The PC discussed the draft ordinance for roof top structures and made 2 several changes. Dan Daley moved to recommend that the Board of Supervisors adopt the zoning 3 ordinance amendments addressing the screening requirements for rooftop structures in the BP and I 4 5 6 7 zoning district as amended per the Commissions' discussions. Monica seconded the motion. The motion passed. Mark will make the changes and pass it on to the BOS. E. ANY OTHER MATTER 8 1. CPTF - Dan Daley explained to Dan Landis that the CPTF has reorganized and all members 9 of the PC are on the CPTF. The next meeting is Feb. 23, 2015 at 7:00 pm. 10 11 F. LIAISON REPORTS 12 1. BOS - Janet reported that she and Rick Smith attended the meeting of the Delaware Valley Regional Planning Commission. The bus route 104 from 69th Street to West Chester was discussed. The 13 14 stops were reviewed and all agreed that there should be covered shelters at every stop. 15 16 G. ADJOURNMENT 17 There being no further business, the meeting adjourned at 9:00 pm. The next regular meeting will 18 be held on March 4, 2015 at 7:00 pm. 19 20 21 Respectfully submitted, 22 Ruth Kiefer, Recording Secretary