

Draft  
EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
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:**

<i>BOS – Board of Supervisors</i>	<i>CPTF – Comprehensive Plan Task Force</i>
<i>BC – Brandywine Conservancy</i>	<i>CVS – Community Visioning Session</i>
<i>CB – Conservancy Board</i>	<i>SWM – Storm Water Management</i>
<i>CCPC – Chester Co Planning Commission</i>	

**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.

