

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**March 18, 2015**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, March 18, 2015 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Al Zuccarello, Jim McRee, and Monica Close. Also present were Janet Emanuel, Supervisor, Marty Shane, Supervisor, and Tom Comitta, consultant.

**COMMON ACRONYMS:**

*BOS – Board of Supervisors*

*CPTF – Comprehensive Plan Task Force*

*BC – Brandywine Conservancy*

*CVS – Community Visioning Session*

*CB – Conservancy Board*

*SWM – Storm Water Management*

*CCPC – Chester Co Planning Commission*

**A. FORMAL MEETING – 7:00**

1. Dan called the meeting to order. He led the Pledge of Allegiance and a moment of silence to remember our troops.

**C. ORDINANCE AMENDMENT**

1. Fast Food Restaurant with drive thru in the C-2 - Goshen Valley Shopping Center

Robert Hill, President, Retail Sites and property owner was present. Mark reviewed the packet he provided for the PC members. It included a traffic study, original conditional use for the shopping center, Land Use section from 2005 Comprehensive Plan, C-2 District from Township Ordinance, and Sec. 204 which relates to commercial at Hershey's Mill, the Village Sq. Shopping Center.

Types of restaurants were discussed. Robert pointed out that Outback is a restaurant with waiters but also has takeout. Tom Comitta provided a map showing both shopping centers and the square footage of the centers, along with the square footage of the vacant bank building in Goshen Village and the current Rite Aid and Susquehanna Bank in Village Square. He suggested that a cap of 10% of the total square footage of the center be permitted for a fast food restaurant with drive thru. Commercial uses have turn over, so it would be better to control the outcome by a measurable standard. Dan pointed out that McDonald's tore down and rebuilt some of their stores when they changed their format.

Signs and menu boards were discussed. Mark mentioned that the ordinance currently limits the size of a menu board to 3 sq. ft. and it has to be posted next to the front door. He checked other municipalities and found that Westtown is working on a sign ordinance, West Whiteland has nothing in their ordinance for menu boards- they do not consider menu boards a sign and West Goshen's McDonalds has 2 signs at 100 sq. ft. each. Robert commented that they are working on a solution for the building signs. The directional signs in the parking lot have been decreased from 5 to 2 and they lowered the height of the menu board.

Mark did a recap of issues:

1. Use – the PC is supportive of the change in use
2. Drive thru – stacking
3. Menu board – proper screening, minimize size as much as possible
4. Wall Signs – keep at 32 sq. ft. or less
5. Dumpster – keep doors shut
6. Directional Signs – only 2 and lower their height
7. Lighting
8. Parking Lot striping and spaces

Mark will meet with Township Counsel and make a draft to the ordinance.

When he was asked, Robert commented that he is working on a monument sign for the center.

Dan made a motion to recommend that the Board of Supervisors approve this request to change the zoning ordinance to permit fast food stores with drive thru in the C-2 District. Al seconded the motion. The motion passed unanimously.

**E. ADJOURNMENT**

There being no further business, the meeting adjourned at 10:00 pm. The next regular meeting will be held on April 1, 2015 at 7:00 pm.

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