

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
March 4, 2015

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, March 4, 2015 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Adam Knox, Al Zuccarello, Dan Landis, Jim McRee, and Monica Close. Also present was 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. The tracking log was reviewed.
2. Minutes from February 4, 2015 were reviewed.
3. Mark reported Swiss Farms is requesting a variance for new menu boards and price lists.
4. Mark reported that the owner of Goshen Village shopping center wants to be a part of the process and supports Dunkin Donuts. They have placed a sample menu board at the site with some landscaping.
5. Mark pointed out that for 612 Meadow Drive, the detached structure must be 5' from the livable structure.

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 February 4, 2015 meeting were approved as corrected.

C. CONDITIONAL USES & VARIANCES

1. 612 Meadow Drive (Dimensional Variance) – J. Charles Gerbron, Jr., Esq. of MacElree Harvey, Ltd. was present along with applicants James W. and Susan N. Christensen. They are requesting 7 feet of relief from the 20 foot side yard setback requirement in order to construct a 2-car detached garage. The existing storage shed will be removed. Space between the buildings will be 7 ½ feet. There will be no adjustment to the driveway. The garage will match the house with the same roof and siding. There are no neighbor concerns. Mark pointed out that they must demonstrate sufficient space for a vehicle to turn around and come onto the street nose first. Al moved to recommend that the Board of Supervisors support the variance request as outlined in the application because the requested relief will not significantly alter the character of the surrounding neighborhood. Monica seconded the motion. The motion passed with a no vote from Jim.

2. 1598 Paoli Pike – Swiss Farms (Zoning Decision Amendment) - Kaitlin R. Miceli, Esq., with Riley Ripper Hollin & Colagreco, was present along with Al D'Iorio, Swiss Farms representative. Kaitlin explained that the current menu signs and price lists are up in the canopy where it is difficult to see them from in a car. They are requesting an amendment to the order of 2005 to add 7 new signs on the walls of each drive thru (14 signs total). Mock-up photos showing where they will go were provided. Only 1 board will have the specials for the week on it. Al moved to recommend that the Board of Supervisors support Swiss Farms' request to amend the Zoning Hearing Board decision as outlined in the application because the requested relief will not significantly alter the character of the surrounding commercial properties. Adam seconded the motion. The motion passed. Monica abstained.

D. ANY OTHER MATTER

1. The Commission decided to have a Workshop meeting on Wednesday March 18, 2015 at 7:00 pm.
2. Comprehensive Plan – Dan reported that at the last meeting of the Task Force, Tom Comitta provided aerial plans of the Paoli Pike corridor with a walkway, lights, gathering sites, etc.
3. Mark reported that the township received 9 responses to the RFP for the Trail Feasibility Study. He and Rick Smith, Jon Altshul and Jason Lang reviewed them and the top 4 will be sent to the Board of Supervisors. The DCNP grant will pay for the study.
4. Mark reminded everyone that there will be a combined meeting of the Board of Supervisors and Planning Commission next Tuesday, March 10, 2015 at 7:00pm to discuss Swiss Farms and Dunkin Donuts.

E. ADJOURNMENT

There being no further business, the meeting adjourned at 9:15 pm. The next regular meeting will be held on April 1, 2015 at 7:00 pm. A workshop will be held on Wednesday March 18, 2015 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary