

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**April 1, 2015**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, April 1, 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 Mark Gordon, Zoning Officer; Janet Emanuel, Supervisor; and Ginnie Newlin.

**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. INFORMAL MEETING – 7:00**

1. The tracking log was reviewed.
2. Minutes from March 4 and March 18 were reviewed.
3. Mark reported Swiss Farms has submitted their 3<sup>rd</sup> revision. The application narrative was reviewed.
4. Mark reviewed the application for 10A Reservoir Rd. It is a sketch plan to create a 3<sup>rd</sup> flag lot. This is considered a parent lot so it can be subdivided. There can be a maximum of 3 houses using the same driveway.
5. Mark mentioned that the BOS wants a review of the procedure for handling variance requests.

**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 March 4, and March 18, 2015 meetings were approved as corrected.

**C. CONDITIONAL USES & VARIANCES**

1. 1598 Paoli Pike – Swiss Farms (Zoning Decision Amendment) - Kaitlin R. Miceli, Esq., with Riley Riper Hollin & Colagreco, was present along with Al D’Iorio, Swiss Farms representative. Kaitlin explained the changes made in the current amendment. Jim moved to recommend that the Board of Supervisors support Swiss Farm’s request to amend the Zoning Hearing Board decision and the variance request as outlined in the application because the requested relief will not significantly alter the character of the surrounding commercial properties. Al seconded the motion. The motion passed. Monica abstained.

2. 10A Reservoir Road – Sketch Plan for Dimensional Variance. Christine West, Owner, and David Crouthamel, MDC Builders were present. Mrs. West explained that the lot was previously subdivided. They want to created lot #3 and build a smaller house to live in. Mark reviewed other subdivisions on Reservoir Road and mentioned that this is a sketch plan not a surveyed plan. Mark reviewed utility lines and sewer. Dan advised her to be sure of the utility easements before they go any further. Storm Water Management was discussed. Mark explained that they will need to have a written agreement for the 3 lot owners regarding maintenance of the driveway. Dan feels they have no hardship and will have a difficult time at the Zoning Hearing Board. He advised them to consult with legal counsel now. Mark reviewed the 5 factors for a variance and advised them to have the property surveyed.

Public Comments: Ginnie Newlin mentioned that, regarding SWM, 1” of rain on a 1 acre parking lot equals 27,000 gallons of polluted water.

**D. ORDINANCE AMENDMENTS**

1. Keeping of animals – Mark reviewed the draft ordinance regarding household pets. He explained the recent incident with dogs in the township. The court gave restrictions regarding the dogs and 3 were deemed dangerous. Janet explained there is a PA state animal law which trumps the municipality. This ordinance is to give reasons for limiting the number of animals allowed.

**E. LIAISON REPORTS**

1. Board of Supervisors – Janet reported that the BOS selected McMahon to do the feasibility study for the trail.

2. Variance Request Procedure – Mark explained that the BOS wants to review the policy/procedure for the Planning Commission’s handling of variance requests. The PC should take no position on variances unless there are conditions they want to recommend. Janet explained the procedure for the Zoning Hearing Board regarding variances. The Planning Commission wants more guidance from the BOS.

**F. ADJOURNMENT**

There being no further business, the meeting adjourned at 9:15 pm. The next regular meeting will be held on May 6, 2015 at 7:00 pm.

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