

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
May 6, 2015

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, May 6, 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, Monica Close and new member, Lori Kier. 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. The tracking log was reviewed.
2. Minutes from April 1 were reviewed.
3. Mark mentioned that Marty Shane, Supervisor, was honored for his years of service on Thursday April 29.
4. Dan Daley will recuse himself from Ss. Peter & Paul discussion because he is a member of the parish.
5. Mark mentioned that the Planning Commission will still review most 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 April 1, 2015 meeting were approved as corrected.
5. Dan introduced and welcomed the newest member of the Commission, Lori Kier. Lori is a 14 year resident and environmental lawyer.

C. ORDINANCE AMENDMENTS

1. Beverage Café in C-2 Zoning District – Patrick McKenna, attorney for Dunkin Donuts was present. Mark explained that if the draft ordinance is acceptable to the Commission, the next step in the approval process is to send it to the Township solicitor and Chester County Planning Commission. Patrick commented that if the ordinance is amended to 5 parking spaces per 1000 sq. ft., it will make them non-conforming. Other comments:

- 1 Page 2, Section 3,(2),(c) change to read “if the menu board is illuminated, it shall be internally illuminated.....”
- 2 Page 3, Section 4, (4), (a) after 32 square feet, change to read “two wall signs shall be permitted provided the commercial.....”
- 3 Page 4, change (a) to (b) Freestanding Signs.

There was discussion about removing Section 6. Jim moved to recommend the Board of Supervisors approve the Zoning Ordinance amendment permitting a Beverage Café use within a shopping center in the C-2 District with the following conditions:

1. The minor edits outlined in discussion be incorporated into the final draft.
2. Remove section 6 because this proposed parking standard for shopping centers will render the Goshen Village Shopping Center nonconforming.

Adam seconded the motion. The motion passed unanimously.

D. NEW BUSINESS

1. Ss. Peter and Paul Church Zoning Amendment – Brian Nagel, Attorney, represented the applicant. This is a 15 acre campus for a private primary school and church. They want to add daycare as a 2nd principal use. Currently there are 30 preschoolers in the school. They will be transferred to the daycare building. Brian provided a map of the property showing that the building near the church and closest to Boot Road will be the daycare building. A play area will be fenced. There will be a small nursery group. Drop off time for the daycare will be 6:15 to 9:45 am. The peak drop off time for the school is 7:45 am. They estimate only 7 additional cars during this time for the daycare. There will be no changes to the building. Their application to PennDOT to change the traffic light and restripe the lines was signed by the Board of Supervisors. They will be back with a draft plan.

2. Steering Committee for the Paoli Pike Trail – Monica volunteered to be the primary and Lori will be the alternate.

3. Comp Plan Letter - Janet mentioned that the letter is about the public meetings East Goshen Township is going to have for input to the Comp Plan. The meeting for the ABCs is Wednesday, June 10, 2015. The draft will be available on the website the end of May.

E. LIAISON REPORTS

1. Paoli Pike Trail – Janet reported that the Board of Supervisors hired McMahon to do the feasibility study for the trail. A letter was being sent to everyone along Paoli Pike and the committee will do a site visit.

F. ADJOURNMENT

There being no further business, the meeting adjourned at 8:45 pm. The next regular meeting will be held on June 3, 2015 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary