

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 3, 2015

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, June 3, 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 Lori Kier. 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. The tracking log was reviewed.
2. Minutes from May 6 were reviewed. One correction.
3. Al reviewed the Draft 4 of the Comprehensive Plan and thinks the economic plan is good. He pointed out that there are references to the West Chester Regional Planning Commission, which is okay when there is reference to something in the past. However, this was a chartered commission which, since 2010 is no longer a viable entity. So, any references to it in the future need to be changed since it is no longer a consulting reference.
4. 19 Hill Street – Located in Milltown at the dead end of the street, house built in 1960s. Mrs. Smith wants to put a carport on the current driveway which is only 6’ from the property line, so she needs a variance. Jim voiced concern about setbacks and how they impact a neighborhood. Mark mentioned that it doesn’t have to be 18’ wide, so it could be made smaller and require screening.
5. Beverage café ordinance was sent to CCPC. The CCPC suggested removing “Beverage”.
6. Dog and animal Ordinances need to be reviewed.
7. Trail Alignment Maps are on the website. Next Tuesday June 9 will be a meeting with property owners.

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 May 6, 2015 meeting were approved as corrected.

C. CONDITIONAL USES & VARIANCES

1. 19 Hill Street, Dimensional Variance - Mrs. Nancy Smith, property owner, was present. She explained that she needs a car port for protection from the weather. It would be built on the current driveway and two sides will be enclosed. Her son, Roger Smith, lives with her. He explained that they put up a temporary car port many years ago and took it down 3 years ago. A friend advised that they might need a variance for this car port.

Public Comment:

Donald Howe, 18 Edgewood – He is a neighbor behind 19 Hill Street, has lived here 24 years and supports Mrs. Smith’s request. He understands impervious coverage and feels it is best to build the car port on the existing driveway.

Jennifer Conway, 17 Hill Street – She is a neighbor and supports this request.

Robert Smith, Surveyor – He recently checked the property line and showed how the car port will be placed on the existing driveway.

1 Damon Magosian, contractor – He presented a photo of the original car port built in the 1980s.
2 He explained how he built it and got approval from the Township but did not need a permit. He
3 mentioned that Mrs. Smith has a PD (Physically Disabled) license plate.
4 Mrs. Smith explained that she has a breathing condition and feels better in cool conditions. The
5 car port will provide shade from the sun. She also has a skin condition.
6 Lori feels there may be an ADA case which is a legal case and would require an attorney.
7

8 Dan explained the process and that the ZHB will make the final decision. This will be a permanent
9 structure within the 20' setback. Jim feels the width should be shortened from 18' to 17' and require
10 screening.

11 Monica made a motion to recommend a no position to the Board of Supervisors on the variance
12 request as outlined in the application. Adam seconded the motion. The motion passed unanimously.
13 Mark pointed out that the BOS meeting shown on the letter to the residents has been changed to July 7,
14 2015.
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16 **D. ORDINANCE AMENDMENTS**

17 1. Beverage Café in the C-2 Zoning District – Mark reported that the changes the PC suggested
18 were made and the document was sent to the CCPC for review. Their response was received and they
19 suggested not using the word “Beverage”. After discussion, the PC members decided to leave the
20 wording as it is since it is a more specific definition. Monica moved to recommend that the Board of
21 Supervisors approve the Zoning Ordinance amendment permitting a Beverage Café use in the C-2 district
22 within a shopping center, as drafted. Jim seconded the motion. The motion passed unanimously.
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24 **E. COMPREHENSIVE PLAN UPDATE**

- 25 1. Draft 4 was sent to the PC members. Next Wednesday June 10 at 7:00 pm is the meeting for
26 ABC members to give input to the plan. Janet had 2 comments for the PC:
27 a. At the last CPTF meeting on Chapter 4, they wanted a different way of estimating
28 future population to be used. This wasn't done.
29 b. Chapter 16, the grid for responsibility, instead of having 1 ABC responsible, he listed
30 all the ABCs that might have input.
31 2. SEPTA Technical Comments – Everyone was asked to review this for input at the June 10
32 meeting. Monica mentioned that there is reference to a chart on page 5, but she
33 couldn't find it.
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35 **F. ANY OTHER MATTER**

36 1. Sunoco Pipeline - Mark distributed copies of the presentation that was given at the BOS
37 meeting last night. The public meeting will be June 18, 2015. Janet explained that Sunoco wants 50 foot
38 easements along the current Mariner 1 pipeline to put in 2nd and 3rd pipelines. At this point, this is the
39 primary route but they are considering other routes. Negotiation with property owners will start in the
40 next 2 weeks.

41 2. Dog and Pet Ordinance – Janet explained that this is required by the State as a result of the
42 recent incident in the Township, although the Township is not allowed to control dangerous dogs. Lori is
43 an SPCA volunteer and asked if the number of dogs allowed includes foster dogs. Janet commented that
44 only 4 adult dogs (full time or foster) are allowed at anytime.

- 45 3. Stand Alone Ordinance for Dogs – Comments:
46 a. Look into electronic fence/collar
47 b. Registration – add must comply with state laws
48 c. Running at large – definition doesn't include private property
49 d. Change police dept name to “local police”
50 e. Fines seem low.

51 Mark will write a letter with comments.
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G. ADJOURNMENT

There being no further business, Adam moved to adjourn the meeting. Lori seconded the motion. The meeting adjourned at 9:30 pm. The next regular meeting will be held on July 1, 2015 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary