

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
July 1, 2015

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, July 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, Monica Close and 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. Before the meeting the Commission took some time to acknowledge Al's years of service on the Planning Commission. Senya Isayeff, Marty Shane and Rick Smith were present for this.
2. The June 3 minutes were reviewed.
3. Mark explained the changes that New Kent Apartments wants to make to the plans for a new building. The plan was approved in 2012. Comments were received from Pennoni, the Township Engineer.
4. Mark reported that the Executive Committee for the Comprehensive Plan met and Tom is making a few changes that Jeannine requested. He reviewed the remaining dates in the process and they expect it to be adopted on October 20, 2015.
5. Meeting Structure – Mark made a recommendation to change the structure of the Planning Commission's meetings by eliminating the 30 minute workshop and start the formal meeting at 7:00 pm. He feels it is repetitive and adds time that can be costly to applicants when they have consultants. Everyone agreed to start the formal meeting at 7:00 pm for 3 months.

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. Mark mentioned that since 1999, 6,000 service people have died. He asked that we also remember the 128,000 who died from suicide.
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 June 3, 2015 meeting were approved as corrected.
5. Dan introduced Brad Giresi who was appointed by the BOS to fill Al's position on the Planning commission.

C. SUBDIVISION & LAND DEVELOPMENT APPLICATIONS

1. New Kent Apartments – Neal Fisher was present to represent the applicant, The Hankin Group. They are proposing some revisions to the original plan that was approved in 2012. He explained that market conditions have changed and larger 2 bedroom apartments are very desirable. The revised plan will have a smaller footprint but will have 3 stories and 35 feet tall. The revised building has 6 one bedroom units on the first floor and 6 two bedroom units on the 2nd & 3rd floors. Each unit will still have a private exterior ground floor entrance. Also they will reorient the tennis court and convert it to a "Sport Court" for basketball, tennis, pickle ball, volleyball, etc. The Township Engineer has reviewed the proposed plan and had a few comments which Neal said they will comply with. There will be 1 ADA accessible unit with 2 parking spots.

Al moved to recommend that the Board of Supervisors approve the Final Plan revisions for the Approved New Kent II Land Development Plan dated 10/9/2012 approved on 8/6/2013 and last revised on 6/15/2015 with the following condition:

1. The applicant shall convert both 309 and 312 Hampton Court into one bedroom units with dens prior to the issuance of any use and occupancy for the new building and will comply with Pennoni Engineering comments.

Jim seconded the motion. The motion passed. Dan Daley abstained and recused himself from this discussion.

D. LIAISON REPORTS

1. Board of Supervisors – Janet reported that the Open Space and Recreation Plan will be a separate document and only mentioned in the Comprehensive Plan instead of being included in the Comp Plan. They gave approval for Jason Lang to form a committee for the Tot Lot Plan in East Goshen Park. Jim McRee tentatively will be the Planning Commission member on this committee.
2. Trail Plan – Mark reported that the public attendance at the meetings has been very good. The next meeting is August 24 at 7:00 pm.

E. ANY OTHER MATTER

1. Boy Scout Brian Andiaro was at the meeting as part of his Community Service merit badge. He will be a freshman at East High School in September. Dan explained what the Planning Commission does.

F. ADJOURNMENT

There being no further business, Al moved to adjourn the meeting. Monica seconded the motion. The meeting adjourned at 8:30 pm. The next regular meeting will be held on August 5, 2015 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary