

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**November 4, 2015**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, November 4, 2015 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Adam Knox, Monica Close, Lori Kier and Jim McRee. Also present was Mark Gordon, Zoning Officer; Janet Emanuel, Supervisor; and Jon Altshul, Township CFO.

**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. FORMAL MEETING – 7:00**

1. Dan called the meeting to order at 7:00 pm. 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 and if there were any public comments about non-agenda items. There was no response.
3. Dan reviewed the Tracking Log and determined no need for a workshop
4. Dan noted that the minutes of the October 7, 2015 meeting were approved as amended.

**B. SUBDIVISION & LAND DEVELOPMENT**

1. 930 N. Chester Road – Owners Gary and Paula Moore were present. They have lived here for 35 years and the property has been in his family since 1958. They are next to the DelVacchio landscape business. They want to subdivide their 4 acre lot into 2 – 2 acre lots. They plan to stay in the current house. The PennDOT application for the driveway has been submitted. He has an individual who wants to build his own house on the new lot. He doesn't expect to remove any trees. Mark mentioned that if the buyer develops, based on the plans being presented, that's ok. But if he changes the plan, he will have to go through the approval process. Mr. Moore is asking for a waiver from the landscaping plan. Mark notified the Conservancy Board. He recommended that Mr. Moore attend the CB meeting next Wednesday at 7:00 pm. Mark mentioned that they are waiting for a letter from the township engineer. The next action date is January 13, 2016.

**PUBLIC COMMENT**

William & Anne Davis, 1596 Wineberry Lane – They live in back and to the north of 930 N. Chester Road. Mr. Davis asked about the setback from the property line. Also, he has concerns about storm water runoff onto his property. Dan explained that the water should continue to flow as it does now. Also, the plan indicates that the new house will be about 71 feet from the property line.

**C. OLD BUSINESS**

1. Zoning Ordinance Review – Mark revised the matrix of zoning ordinance recommendations to show priorities. He reviewed it with Rick Smith, Township Manager, and will forward it to the Board of Supervisors.

2. Tree Ordinance – Dan prepared an Analysis Worksheet which compared East Goshen's ordinance to Malvern's using the same example. It was interesting that the result was similar. He referred to Page V-43 of the Malvern Ordinance which discusses options to planting replacement trees. Mark will provide a copy of the East Goshen ordinance to the commission members for discussion next month.

3. Goals – The BOS has assigned Goal 6.2 Transforming the Paoli Pike Corridor into a walkable, connected artery. Mark gave an update on the Paoli Pike Trail study and contacted Tom Comitta for input. Tom had two items to think about:

- 1) A Paoli Pike trail Overlay District, cost approx. \$18,000
- 2) An Official Map, cost approx. \$12,000

Mark explained that the grants will be for segments of the trail, with the first being segments C, D & E from Reservoir Road to Rt. 352.

#### **D. ANY OTHER MATTER**

1. Wireless Facility – Mark reported that he, Brad and Adam met with a company that wants to install a wireless facility in East Goshen Park. The Township Solicitor looked into it and the deed restrictions prevent the park from being used for anything other than public recreation. So, they can't put it there.

2. A subdivision plan for 2 lots on Cornwallis Dr. will be presented in December.

3. The West Chester Area School District wants to install an electric sign at the Price Fields.

4. Dan provided copies to the new members of the commission of the Resolution for the PC, the By-laws for the PC and the communication rules for ABCs.

#### **E. ADJOURNMENT**

There being no further business, Adam moved to adjourn the meeting. Monica seconded the motion. The meeting adjourned at 9:30 pm. The next regular meeting will be held on December 2, 2015 at 7:00 pm.

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