

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
September 2, 2015

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, September 2, 2015 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Adam Knox, Dan Landis, Jim McRee, Monica Close, Lori Kier and Brad Giresi. Also present was Mark Gordon, Zoning Officer and Janet Emanuel, Supervisor.

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 August 5, 2015 meeting were approved.

B. SUBDIVISION & LAND DEVELOPMENT APPLICATIONS

1. 942 Cornwallis Drive (Sketch Plan) – Jack Robinson, Engineer, and Robert Gionfriddo, owner, were present. Jack reviewed the 3.5 acre property and existing buildings and stream. The proposal is to subdivide into 2 lots. Mr. Gionfriddo is planning to build 2 homes and sell them. They plan to have a shared driveway, which, Mark pointed out, will require a maintenance agreement recorded with the deeds.

Public Comment:

1. John Hertzog, 940A Cornwallis Dr – He raised the question about a safety exit. Mark explained that a new developer owns the properties that Mr. Angelinni had so that is off the table.
2. Jim Faunce, 1544 King George Ct. – Asked about grading and trees. Jack answered that there will be no major grading and the building area is clear.

Mark explained that there may be removal of some bamboo and/or trees on the Township easement to uncover manholes so they will be more accessible.

C. CONDITIONAL USES & VARIANCES

1. Goshen Village Shopping Center – CU for Beverage Café (Dunkin Donuts). Patrick McKenna, Attorney and Ryan Turner, Property Manager, were present. Patrick reviewed the history of the proposed use of the existing bank building at GVSC. The Ordinance dated 7/7/15 defines it as a Beverage Café with drive thru. A hearing is scheduled for 9/15/15. There is no net loss in parking spaces. Two spaces will be held in reserve. The parking lot is being paved and striped now. A proposed exit from the drive thru with right turn only to go onto Boot Road is being added. Five parking spaces along the Paoli Pike side will be held in reserve and used for the drive thru. The revised screening plan was approved by the Conservancy Board. They have complied with all of the Township's requests. The dumpster will be fully enclosed with a cedar shake wood roof to match the building. The gate will be metal with privacy slats. Discussed size and type of dumpster. They may wait to install the proposed plantings until the trail plan is final. Janet reported that the trail plan is moving along. Jim suggested using wheel stops for the 10 parking spaces across from the drive thru entrance. Lori asked about the number of cars Hertz will have parked. Ryan reported that he spoke with Hertz recently and they will be parking their cars in the rear of the stores. Lines are being striped for that purpose.

Adam made a motion that the Planning Commission recommend approval of the Conditional Use application of Abjibapa Enterprises, LLC to operate a Beverage Cafe at 1500 Paoli Pike as outlined in the Zoning Ordinance with the following conditions:

1. The applicant shall provide the Township with a draft parking agreement which addresses the 5 parking spaces eliminated for the drive thru in the event the Township determines in the future that they are needed.
2. The Drive Thru menu board shall automatically turn off when the store is closed.
3. The trash enclosure shall be closed at all times except when being serviced.
4. The use shall include a serviceable grease trap for food waste sewage if determined by the Township upon building plan review.
5. The drive thru landscape screening shall be installed as described in the Conservancy Board review letter dated August 13, 2015.
6. All new rooftop structures shall be painted to be aesthetically compatible with the roof façade.
7. There shall be no outside storage of any kind, not including the arrangement of outdoor seating.
8. Stop signs and stop bars shall be installed at the exits
9. If needed traffic calming procedures will be used to control traffic
- 10.
11. Install wheel stops at the 10 parking spaces near the drive thru entrance.

Patrick commented that they will comply with all conditions to the motion.

Jim seconded the motion. The motion passed unanimously.

2. Goshen Village Shopping Center – ZHB application to Amend current ZHB Decision – Patrick Mckenna, Attorney, gave a history of the signs in this shopping center. They are asking for 2 freestanding pylon signs, one at each entrance, 120 sq. feet and internally lit. Mark explained that originally every store sign had to be approved by the Planning Commission, a single color, and channel letters. Now he approves them. Ryan will supply Mark with a copy of the sign conditions in their lease. Placement of the signs, especially on Paoli Pike, was discussed. There are 22 stores including DD and 4 are vacant, so there will be white boxes on the sign when there is a vacancy.

Jim made a motion that the Planning Commission recommend approval of the Zoning Hearing Board Application to amend the ZHB Decision from 1988 and permit freestanding signs on the Goshen Village Shopping Center property as permitted in the ordinance, with the following conditions:

1. The property owner agrees to meet with the Township and it's consultants in order to orient the sign location so as to best accommodate the alignment of the proposed Paoli Pike Trail.
2. Remove condition of staff review, Sec. F.

Monica seconded the motion. The motion passed unanimously.

D. COMPREHENSIVE PLAN

Mark mentioned that everyone was given a copy of Draft #6. The PC will review it at their 10/7/15 meeting. There will be a public hearing on 10/20/15.

E. ANY OTHER MATTER

1. Goals for 2016 will be discussed at the next meeting.
2. The Paoli Pike Trail will have a public open house at 6:30 pm on 9/15/15.

E. ADJOURNMENT

There being no further business, Adam moved to adjourn the meeting. Lori seconded the motion. The meeting adjourned at 10:00 pm. The next regular meeting will be held on October 7, 2015 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary