

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, February 3, 2016
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting**
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes**
 - 1. January 6, 2016**
- F. Subdivision and Land Development Applications**
 - 1. 1420 E. Strasburg Rd. (SKETCH PLAN)**
- G. Conditional Uses and Variances
- H. Ordinance Amendments
- I. Old Business
- J. New Business
- K. 2016 Goals
- L. Any Other Matter
- M. Liaison Reports
- N. Correspondence

Newsletter Deadlines for 2016:
Spring: January 29, 2016

Bold Items indicate new information to review.

East Goshen Township Planning Commission
Application Tracking Log

Application Name	Application (CU,LD,O, SD,V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date	Comments
1420 E. Strasburg Rd.	SD/LD	Sk	1/26/16	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Bold = New Application or PC action required													

Completed in 2016

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
January 6, 2016

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, January 6, 2016 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Adam Knox, Monica Close, Lori Kier, Dan Landis and Brad Giresi. 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. FORMAL MEETING – 7:00

1. Dan Daley 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 Daley asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Reorganization for 2016 – Dan D. nominated Adam for Chairman for 2 years. Monica seconded the nomination. The nomination passed unanimously.
4. Reorganization for 2016 – Adam nominated Lori for Vice Chairman for 2 years. Monica seconded the nomination. The nomination passed unanimously.
5. Adam reviewed the Tracking Log and determined no need for a workshop
6. Adam noted that the minutes of the December 2, 2015 meeting were approved as amended.

B. SUBDIVISION & LAND DEVELOPMENT

1. 930 N. Chester Road – Owner Gary Moore was present. Mark received the final revised plan and the Township Engineer provided a letter. Dan D mentioned the right-of-way along N. Chester Road. Mr. Moore spoke with a PennDOT representative who said they don't need any additional right-of-way. Mr. Moore stated that, if PennDOT ever does require more right-of-way, he will give it. Jim moved that the Planning Commission recommend that the Board of Supervisors approve the Preliminary/Final Subdivision Plan and grant the waivers requested for 930 N. Chester Road as depicted on the plans dated 10/23/15 last revised 12/28/15 for the creation of one new residential building lot with the following conditions:

- a. The applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 1/5/16 prior to the issuance of any Building Permits for lot 2.
- b. The applicant shall pay an Impact Fee of \$396.25 per trip for the project and the \$2,000 sanitary sewer tap in fee prior to the issuance of a building permit.
- c. The applicant will follow all applicable federal, state and local laws and secure all proper permits prior to construction of the improvements depicted on the plans.

Lori seconded the motion. Mr. Moore accepted the conditions. The motion passed unanimously.

2. 942 Cornwallis Dr. - Robert Gionfriddo, owner, and Matt Bush, engineer were present. Matt mentioned that they received the Chester County Planning Commission letter, Conservancy Board letter and Township Engineer letter. They will comply with all comments. They will add required plantings to the rain garden plans and update the plan to cover suggestions/comments from the Planning Commission. Monica moved that the Planning Commission recommend that the Board of Supervisors approve the Preliminary/Final Subdivision Plan and grant the waivers requested for 942 Cornwallis Drive as depicted on the plans dated 11/24/15 last revised 12/15/15 for the creation of one new residential building lot with the following conditions:

- 1 a. The applicant receives confirmation from DEP that the SFPM Exemption has been
2 granted.
3 b. The applicant shall address all remaining comments outlined in the Township Engineer's
4 review letter dated 12/28/15 and revise the plans prior to approval by the Board of
5 Supervisors.
6 c. The applicant shall pay an Impact Fee of \$396.25 per trip for the project and the
7 \$7,148.00 sanitary sewer tap in fee prior to the issuance of the building permit.
8 d. The applicant will follow all applicable federal, state and local laws and secure all proper
9 permits prior to construction of the improvements depicted on the plan.

10 Jim seconded the motion. Mr. Gionfriddo accepted the conditions. The motion passed unanimously.
11

12 **C. OLD BUSINESS**

13 1. Trail – Mark reported that Sunoco and CTDI gave their support along with Senator Casey.
14 The first grant application has been submitted. A Line Road Trail which will be a wood chip walking
15 path from the Trail along Line Road to the Willistown trail, was approved by the BOS. This will provide
16 a regional connection.
17

18
19 **D. ANY OTHER MATTER**

20 1. Monica reported that the Historical Commission wants to review and amend the Historical
21 Ordinance. She will be the liaison for the Planning Commission.

22 2. Janet reported that she will continue as the liaison for the BOS. Also, Senya will be the BOS
23 Chairman in 2016.
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25

26 **E. ADJOURNMENT**

27 There being no further business, Monica moved to adjourn the meeting. Dan Landis seconded
28 the motion. The meeting adjourned at 8:00 pm. The next regular meeting will be held on February 3,
29 2016 at 7:00 pm.
30

31
32 Respectfully submitted, _____

33 *Ruth Kiefer, Recording Secretary*

PROJECT NARRATIVE

THE BRAKMAN PROPERTY

SUBMITTED: JANUARY 26, 2016

BACKGROUND

Antoinette Brakman is the owner of Tax Parcel No. 5306-0089-0000 located in East Goshen Township at 1420 East Strasburg Road, West Chester. The 5.084 acre parcel currently consists of an existing asphalt drive, a single family dwelling and shed. The site is zoned AP-Agricultural Preservation District and drains to Tributary 7 of the East Branch of Chester Creek.

PROPOSED

A three (3) lot subdivision is proposed as follows:

- Lot 1:** The existing single family dwelling, shed and asphalt drive shall remain. This lot would total 1.483 acres.
- Lot 2:** A single family dwelling (2,230 sf) is proposed and would consist of 1.276 acres. This lot would be accessed by a proposed 12' wide driveway off a shared common driveway.
- Lot 3:** A single family dwelling (2,230 sf) is proposed and this lot would total 2.324 acres. This lot would be accessed by a proposed 12' wide driveway off a shared common driveway.

The existing asphalt driveway would be extended to become a 20' shared common driveway easement to each of the lots. All lots propose stormwater management and related infrastructure. Public water and sewer are proposed. Proposed Public Sewer would tie-in to the existing sewer in Brooke Drive.