

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
December 2, 2015

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, December 2, 2015 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:

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 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. Dan Daley reviewed the Tracking Log and determined no need for a workshop
4. Dan Daley noted that the minutes of the November 4, 2015 meeting were approved.

B. SUBDIVISION & LAND DEVELOPMENT

1. 930 N. Chester Road – Owner Gary Moore was present along with Dave Gibbons, Engineer for DL Howell & Assocs. Dave mentioned that 2 review letters were received from Pennoni and one letter from the Chester County Planning Commission. The sight distance is addressed by the PennDOT permit they received. After review and discussion of the letters, it was decided that they need to come to the January meeting with clean letters and a recommendation from the Conservancy Board.

2. 942 Cornwallis Dr. - Robert Gionfriddo, owner, and Matt Bush, engineer were present. Matt reviewed the preliminary final plan. The property is 3.6 acres. They are requesting a subdivision where the new house will be on the front 1 acre lot. The existing house will stay and be rented. They are proposing a rain garden to control stormwater and Matt acknowledged that the owner of that lot will have to sign a maintenance agreement. Mark commented that the plan shows grading up to the property line. Grading must be 5 feet from the property line. The driveway to the existing house and garage must be accurately defined on all pages of the plan. Mark reviewed the public sewer process. Mr. Gionfriddo does not plan to take down trees. He explained that the dripline shown on the edge of the property is for pine trees on the abutting property. Lori asked if they considered a porous driveway. Matt commented that it is too expensive. Mark and Dan Daley reviewed the comments on the plan and recommended they go to a Conservancy Board meeting and come back in January.

C. OLD BUSINESS

1. Zoning Ordinance Review – Mark commented about some possible amendments dealing with dumpsters and leaves.

2. Trail – Mark discussed the progress of the Trail Plan. It will be presented to the Board of Supervisors in January. The plan has already received a Star Award which Mark will accept next Monday, 12/7/15. Janet mentioned that they found out that the plan is considered a “local” project. There is a better chance of getting grant funding if it is a “regional” project. So, the Board of Supervisors approved a small trail along Line Road to connect with the Willistown Trail.

3. Park Master Plan & Playground Plan – Dan Daley reported that there was an Open House last night for the new Tot Lot at the park. Jason Lang had different themes with equipment that attendees could vote on. Also, they had the draft of the Park Master Plan available.

D. ANY OTHER MATTER

1. The letters Jason Lang submitted for the PennDOT MTF Fund Application and the PennDOT TAP Fund Application were acknowledged. Lori will recuse herself from anything dealing with PennDOT.

2. Dan Daley reviewed the process for election of officers in January.

E. ADJOURNMENT

There being no further business, Dan Daley moved to adjourn the meeting. Lori seconded the motion. The meeting adjourned at 9:00 pm. The next regular meeting will be held on January 6, 2016 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary