

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
February 3, 2016

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, February 3, 2016 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Jim McRee, 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. Adam 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. Adam asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Adam reviewed the Tracking Log and determined no need for a workshop
4. Adam noted that the minutes of the January 6, 2016 meeting were approved as amended.

B. SUBDIVISION & LAND DEVELOPMENT

1. 1420 E. Strasburg Road (Sketch Plan) – Jim Brandolini (Developer) spoke for owner Antoinette Brakman who was also present. Jim explained that this is a 5.084 acre parcel which currently has a single family dwelling, shed and driveway on it. The proposal is to subdivide into 3 lots as follows:
 - a. 1.483 acres for the existing house which would remain.
 - b. 1.276 acres for a new single family dwelling with driveway off the shared common driveway.
 - c. 2.324 acres for a new single family dwelling with driveway off the shared common driveway

Public water and sewer are proposed with public sewer tie-in to the existing sewer in Brooke Drive. The proposed new homes will be 3,000-4,000 sq. ft. They met with PennDOT regarding the sight distance for the driveway and will have a survey crew work on this.

Adam is concerned about ingress and egress from the property since people tend to drive fast here. Mark Gordon met with the Township Engineer who is concerned about the egress and the sewer. There is a 50 foot wide access/sewer easement from Brooke Dr. to Strasburg Rd. A corner of the property line goes out into Strasburg Road so the owner will gift the portion needed to make the new property line run along the road. Mark discussed tree requirements.

C. 2016 GOALS

1. Adam asked the members to read the sections of the Comprehensive Plan regarding the Trail and Town Center. Brad mentioned that he attended the Futurist Committee meeting. They discussed the gateway locations at Boot Rd. and Rt. 352 and possible visuals. Mark and Janet commented that the signage package for the Town Center area will coordinate with the Park signage package.

E. ADJOURNMENT

There being no further business, Adam moved to adjourn the meeting. Dan Landis seconded the motion. The meeting adjourned at 8:00 pm. The next regular meeting will be held on March 2, 2016 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary