

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**March 2, 2016**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, March 2, 2016 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Jim McRee, Monica Close, Dan Daley, 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 February 3, 2016 meeting were approved as amended.

**B. SUBDIVISION & LAND DEVELOPMENT**

1. 943 Cornwallis Drive (Subdivision/Land Development) – Andrew Eberwein of EB Walsh Engineers and T R Moser were present. Dan Daley recused himself from participating because he works for the engineering firm.

Mr. Eberwein reported that they just received a letter from the Township Engineer with 24 comments. They will take care of them all. He explained that they are proposing to subdivide the 2.6 acre lot into 2 residential building lots. Instead of a Landscape Plan, they will provide a list of the trees and shrubs that may be used when the homes are built, but the design may vary based on the house plan. There is one street tree, which will remain, and one tree that will be removed. They will amend the soil so the water will seep through better. Any easements will be shown on the final plans. Mark mentioned that the shared driveway will need a maintenance agreement from the 2 homeowners. Mr. Moser will be at the Conservancy Board meeting March 9 and the Municipal Authority meeting March 14. Mark Gordon will get comments from Mark Miller regarding street trees for the CB meeting.

2. Goshen Friends, 814 N. Chester Road (Amend 2004 LD Plan) – Joe Stratton, General Committee member (which is the governing board of the school) and Mimi Blackwell, Head of the School, were present. Joe reviewed the original 2004 plan. They want to change the original multi-purpose building to administrative offices, a smaller building which will be the new Welcome Center. The current administrative office will be renovated to a classroom. The Grange will be renovated to create a new multi-purpose room. The new 1300 SF office building will be moved so it will be slightly outside the foot print of the original plan. Mark mentioned that storm water management and access were included in phase 1. This is phase 2. If they want to do something more in the future, they understand they will have to come back. Dan D. mentioned that the NPDES permit for phase 2 is probably expired. They need to check this.

Dan D. moved that the Planning Commission recommend that the Board of Supervisors approve the revisions to the approved Goshen Friends School Land Development plan from December 21, 2004 as depicted on the Goshen Friends School Phase 2 Revised Plan dated February 25, 2016 with the following conditions:

1. The plan is revised removing the multi-purpose building and walkways that will not be constructed.

2. The plan is revised to add a signature block for the Board of Supervisors.
3. The plan is revised to accurately depict the termination of the proposed sidewalks.
4. The Applicant will comply with item #4 on the original letter dated September 8, 2004 regarding notification to the Historical Commission about the proposed materials and finishes on the building.
5. Applicant will coordinate regarding the NPDES permit items #1 and #2 in the letter dated 9/8/2004 to the satisfaction of the Township staff.

Jim seconded the motion. The motion passed unanimously.

### **C. NEW BUSINESS**

1. 905 Sorrell Hill – Mr. and Mrs. Robbins were present. Mark explained that this is a single family open space development, the only one in the Township. They want to put a swimming pool in the back yard. Mrs. Robbins commented that when they met with George Harlan to design their home, she asked if they could build a pool. She was told that they could. When they met with Anthony Sylvan Pools, they made the pool smaller but were told they would need a variance. Jim explained what was considered in the open space concept originally. Mark is recommending the following ordinance amendment: Exception: Pools constructed within an approved single-family open space development shall be located behind the building setback line and in no case shall the edge of water be closer than 10 feet to the lot line or 25 feet to the development boundary. Dan D. commented that if they want to install a walkway from their driveway to the pool area, it should be included in the plan for the pool. Township staff will do an analysis of the possible impact on the other homes in the development and abutting the development. Mr. & Mrs. Robbins were encouraged to let their neighbors know about this situation. A recommendation was tabled. It was decided to schedule a workshop for Wednesday, March 16, 2016 at 7:00 pm.

### **D. 2016 GOALS**

The Commission discussed the following:

1. Brand and identity for the Paoli Pike corridor.
2. Sign overlay district for the Paoli Pike corridor.
3. Have a plan and seek funding, which is currently underway.
4. Lay out the Paoli Pike Trail plan and make notes as needed.

### **E. ADJOURNMENT**

There being no further business, Dan Landis moved to adjourn the meeting. Adam seconded the motion. The meeting adjourned at 9:30 pm. The next meeting will be a Workshop on Wednesday March 16, 2016. The next regular meeting will be held Wednesday April 6, 2016 at 7:00 pm.

Respectfully submitted, \_\_\_\_\_

*Ruth Kiefer, Recording Secretary*